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REAL ESTATE
REDEVELOPMENT
AFFORDABLE HOUSING
ECONOMIC DEVELOPMENT
FISCAL IMPACT
INFRASTRUCTURE FINANCE
VALUATION AND
LITIGATION SUPPORT

MEMORANDUM

To: Mr. Otis Ginoza, Redevelopment Administrator
Long Beach Redevelopment Agency

From: Paul Anderson
Charles Kovac

Date: January 31, 2003

Subject: Redevelopment Boundary Evaluation

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BACKGROUND

The Long Beach Redevelopment Agency ("Agency") requested Keyser Marston Associates, Inc. (KMA) evaluate areas within the City of Long Beach ("City") that are not within an existing redevelopment project area for possible inclusion within a redevelopment project area. As shown in Figure 1, the City currently has seven (7) existing redevelopment project areas consisting of a total of 15,918 acres or 49 percent of the citywide acreage. The existing redevelopment project areas are as follows:

- Central Long Beach Redevelopment Project – 2,615 acres
- Downtown Redevelopment Project – 423 acres
- Los Altos Redevelopment Project – 56 acres
- North Long Beach Redevelopment Project – 10,987 acres
- Poly High School Redevelopment Project – 86 acres
- West Beach Redevelopment Project – 19 acres
- Westside Industrial Redevelopment Project – 1,732 acres

KMA initially identified 10 potential areas summarized in a memorandum, dated October 9, 2002 (Figure 2). Subsequently, Agency staff requested that KMA reexamine 51 areas identified by Agency staff, the Economic Development Bureau, the City Council, the existing Project Area Committees (PACs), and the Department of Library Services for possible inclusion in a redevelopment project area (Figure 2). In total, 19 areas were identified by the City Council

Location of Existing Redevelopment Areas

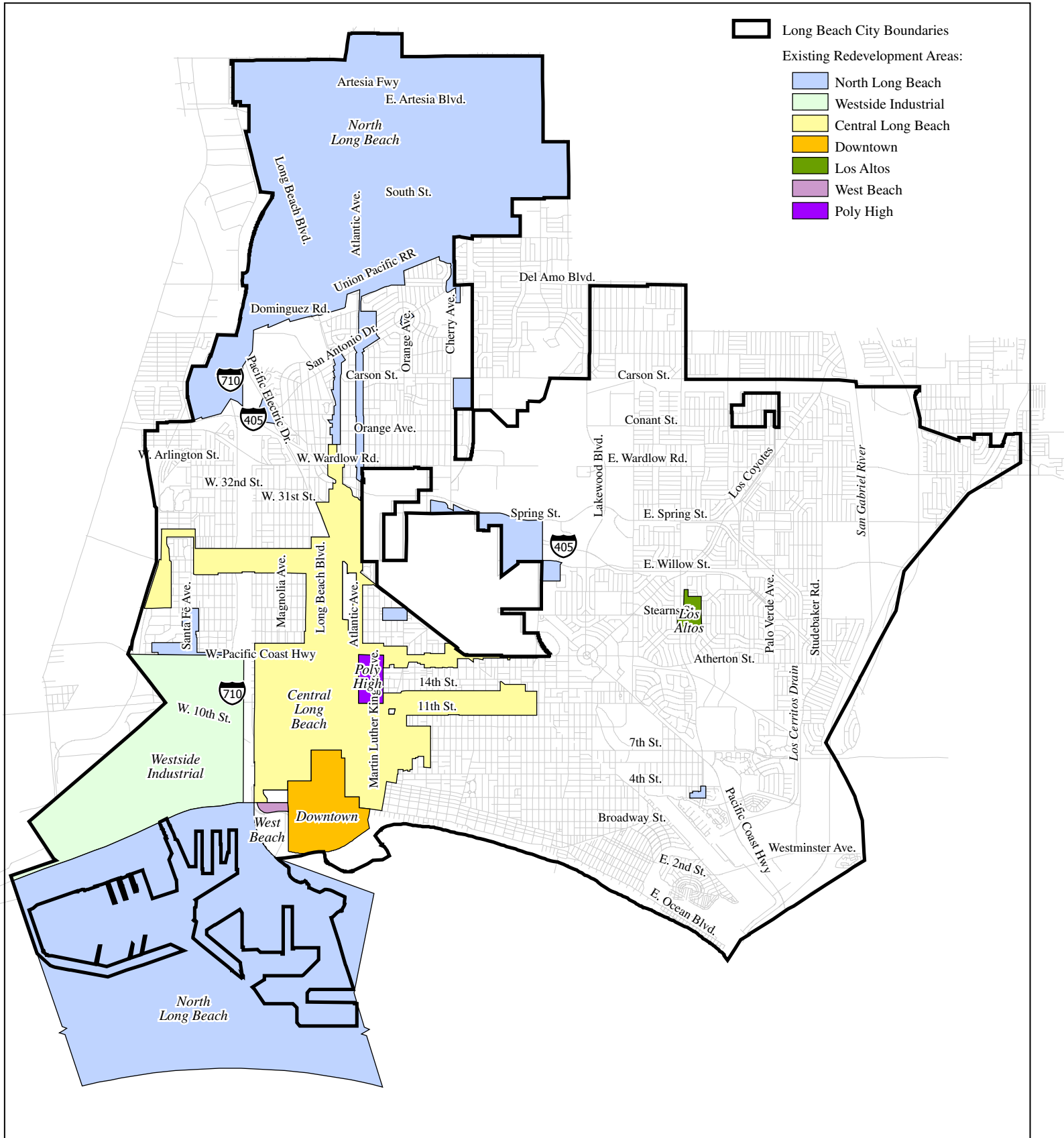
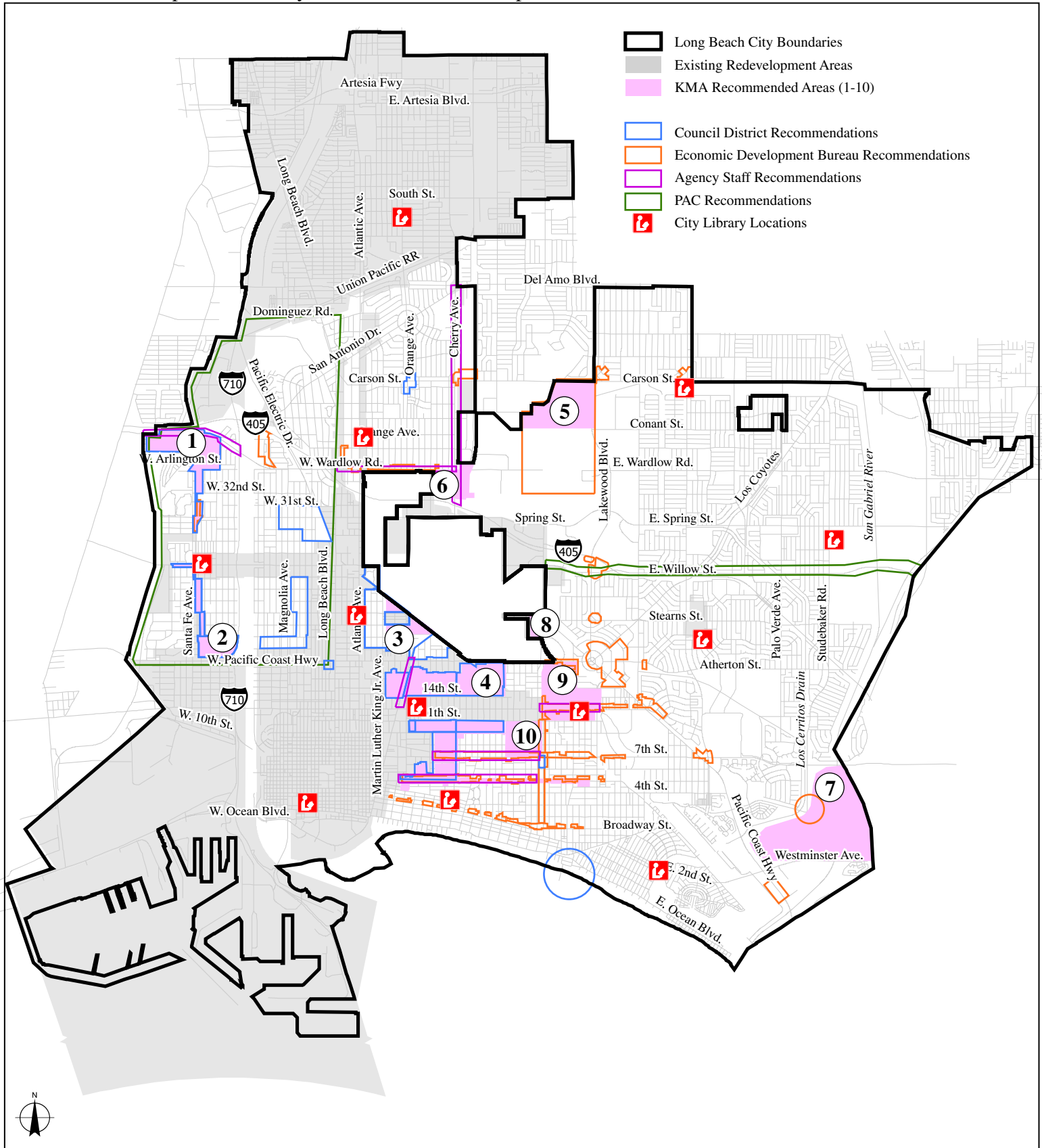


FIGURE 2
Potential Redevelopment Areas by Recommendation Group



(Figure 3), 21 areas were identified by the Economic Development Bureau (Figure 4), eight were identified by Agency staff (Figure 5), two were identified by the PACs (Figure 6), and the Department of Library Services requested that all libraries be evaluated (Figure 2). In many instances, the areas that were selected for further consideration were previously recommended as possible redevelopment areas by KMA, and in some instances the same areas were identified by two of the above mentioned groups (e.g. the City Council and the PAC). In total, 34 new or expanded areas were identified by the various groups.¹

APPROACH

Although projects must be both physically and economically blighted, it is KMA's opinion that the physical blight test is the most difficult to meet. Therefore, this analysis focuses on identifying physical blighting conditions.

This analysis is intended to provide staff with an indication of what areas appear to qualify for inclusion in a redevelopment project(s). KMA categorized each area as being either a "Strong Candidate", "Possible Candidate" or "Unlikely Candidate" for inclusion within a redevelopment project area. To be identified as a Strong Candidate for redevelopment, an area was found to have a prevalence of blighting conditions that were consistent throughout the entire area. Areas identified as Possible Candidates showed evidence of physical and/or economic blighting conditions. However, these conditions were not prevalent to the degree that the area would qualify for inclusion without additional evidence of physical and/or economic blight which could not be observed in the field. In some instances there was evidence of private sector investment. Additional research would be necessary to determine whether or not the private sector investment was on-going or if private sector interest had declined and the remaining blighting conditions would be sufficient to qualify the area for inclusion in a redevelopment project. Areas identified as Unlikely Candidates did not appear to have significant blighting conditions and/or there was evidence of private sector investment in the area to the degree that redevelopment assistance did not appear to be warranted.

As discussed below and shown on Figure 7, four (4) areas totaling 536 acres were identified to be Strong Candidates and twelve (12) areas totaling 1,610 acres appear to be Possible Candidates for inclusion in a redevelopment project area.

¹ New (or expanded areas) are identified as "New Areas" in the individual area summaries provided later in the Overview of Existing Conditions.

FIGURE 3
City Council District Recommendations (Areas 11-29)

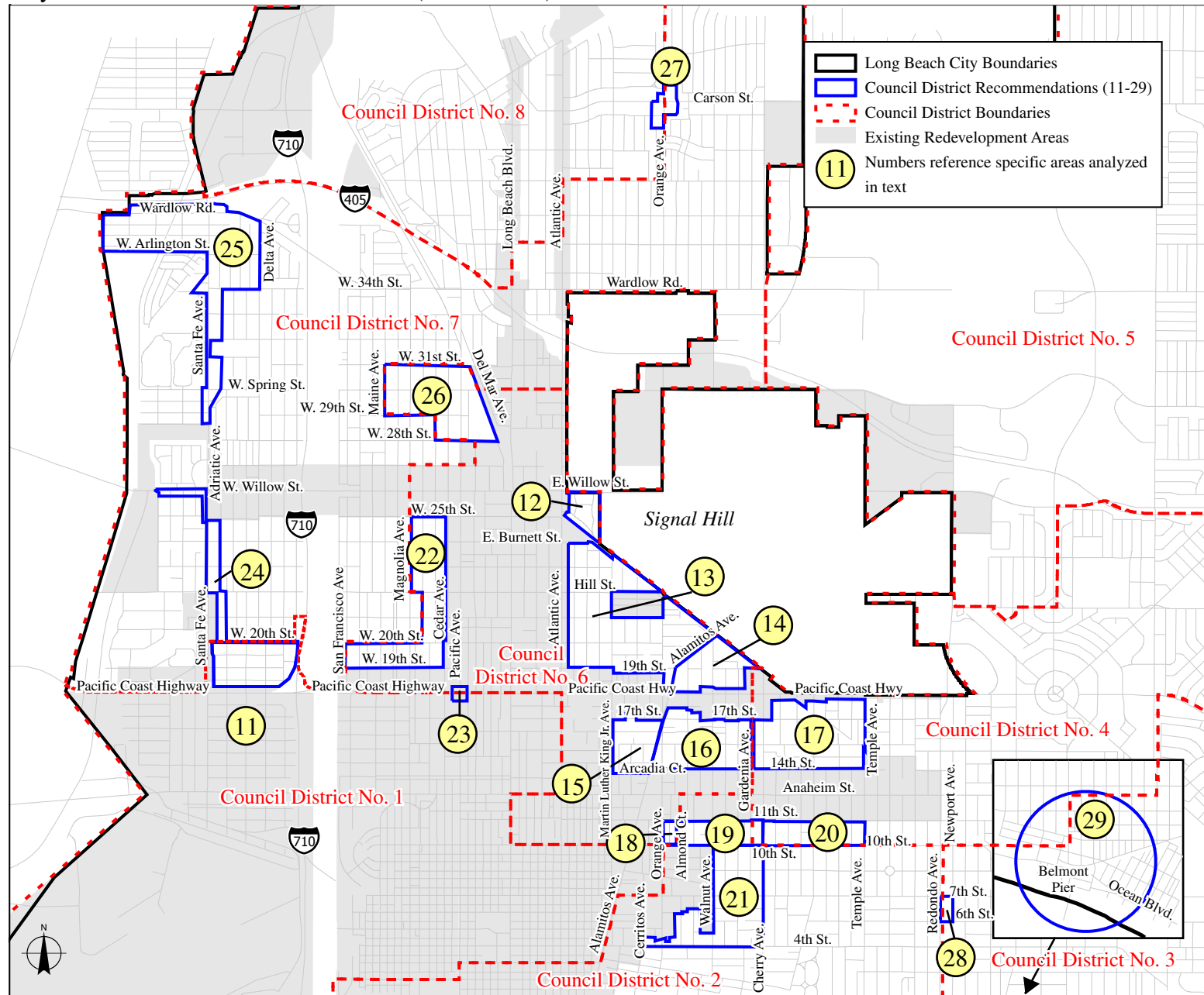


FIGURE 4
Economic Development Bureau Recommendations (Areas 30-50)

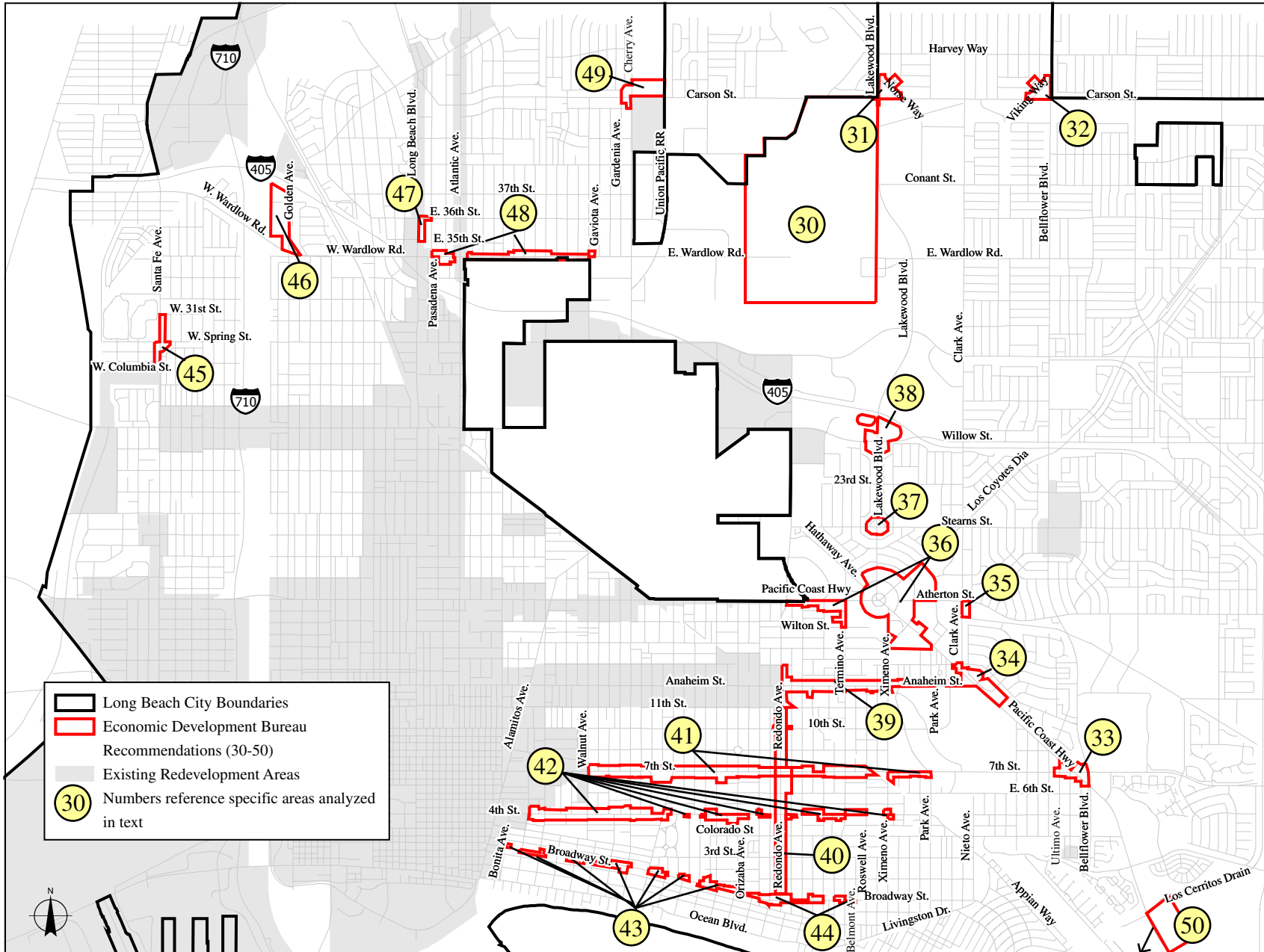


FIGURE 5
Agency Staff Recommendations (Areas 51-58)

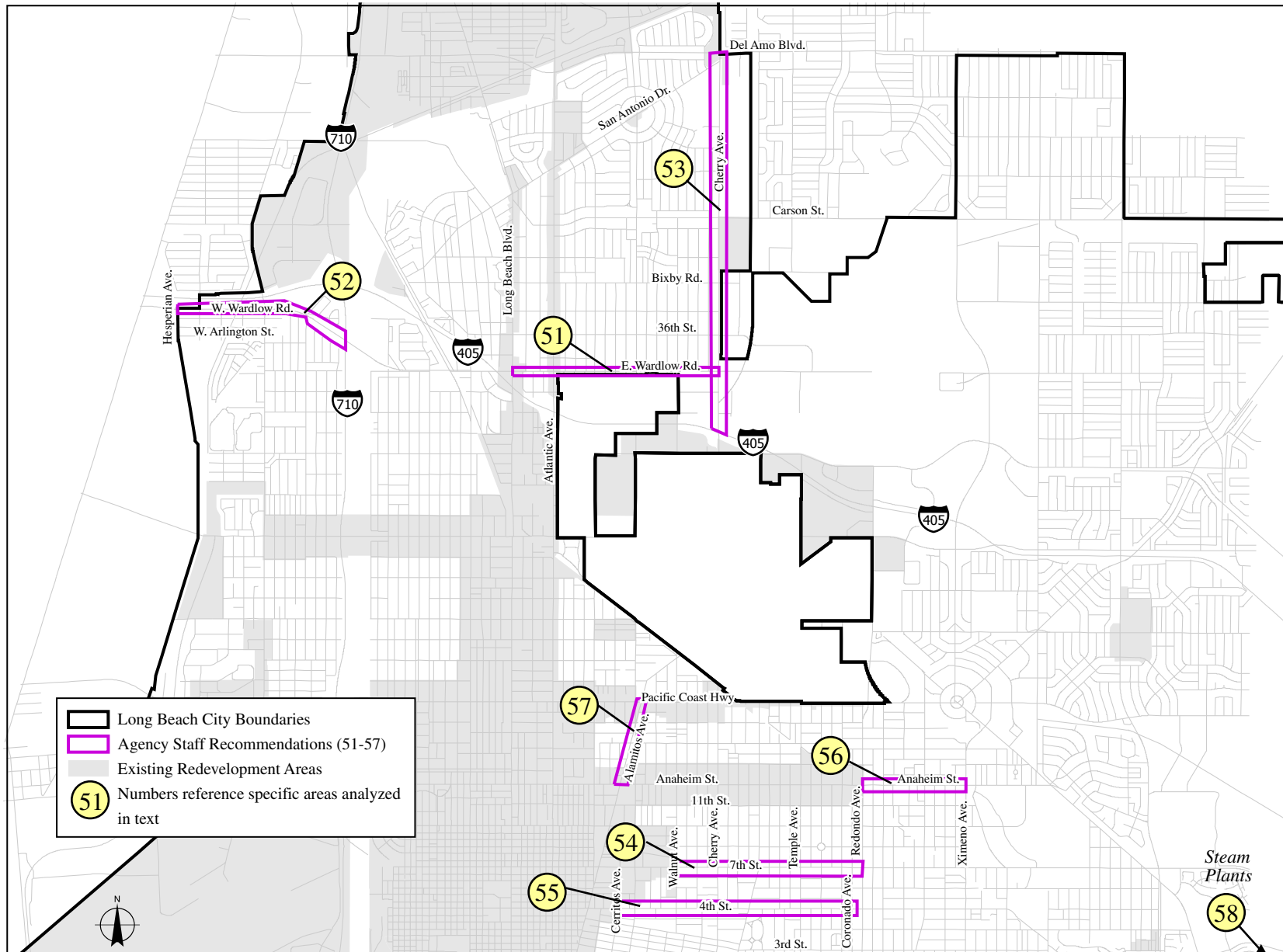
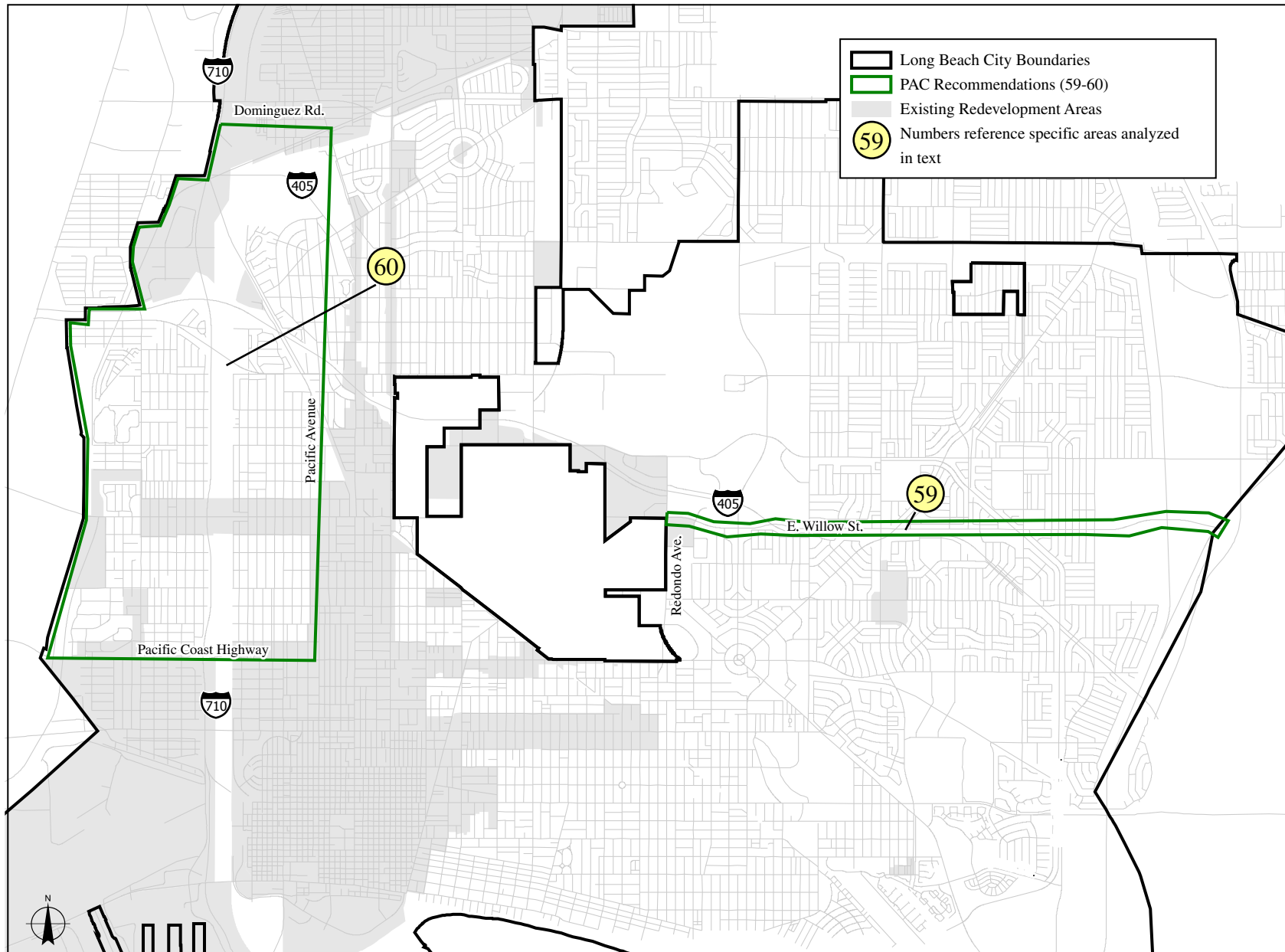
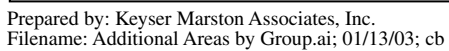


FIGURE 6
PAC Recommendations (Areas 59-60)



Possible Candidates for Inclusion in a Redevelopment Area



BLIGHT CRITERIA

For an area to be included in a redevelopment project, it must be both urbanized and characterized by a combination of physical and economic blighting conditions, which are so prevalent and substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious economic burden on the community, which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. Due to the built out character of the City, urbanization is not an issue. Therefore, the following analysis focuses on identifying blighting conditions. Sections 33030 and 33031 of the CRL define blight in the following categories:

Physical Blighting Characteristics

1. Buildings in which it is unsafe or unhealthy for persons to live or work. Serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or similar factors can cause these conditions.
2. Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate building size given present standards and market conditions, lack of parking, or other similar factors.
3. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
4. The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

Economic Blighting Characteristics

1. Depreciated or stagnant property values or impaired investments, including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority.
2. Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
3. A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
4. Residential overcrowding or an excess of bars, liquor stores, or businesses that cater exclusively to adults that has led to problems of public safety and welfare.

5. A high crime rate that constitutes a serious threat to the public safety and welfare.

Methodology

In order to identify the existing physical blighting conditions, KMA conducted a field survey in September 2002, November 2002 and January 2003. This survey was conducted from the public right-of-way on a general block level basis. Given the fact that KMA's analysis is based upon conditions observed in the field, it is possible that an area that is not recommended for inclusion in a project area could still qualify for a redevelopment project. For example, a property that is of small and irregular shape under multiple ownership (physical blighting condition) may not be apparent from the field survey nor would hazardous waste contamination (economic blighting condition) necessarily be obvious from a windshield survey. Furthermore, not all properties that are included in a project area must be blighted. However, the inclusion of non-blighted properties must be necessary for effective redevelopment (Section 33320.2).

The following blighting conditions were observed in the field survey:

- Structural dilapidation and deterioration
- Incompatible land uses
- Defective design and physical construction (including substandard building materials, faulty room additions, and garage conversions)
- Inadequate building size
- Irregular shaped/inadequate sized parcels
- Underutilized parcels²
- Vacant and abandoned buildings
- Inadequate public improvements³

² Not a blighting condition but is evidence of, or lack of proper utilization of the area, which is a characteristic of a blighted area (33030 (b)(1).

³ A blighted area may also be one that contains blighting conditions and is characterized by the existence of inadequate public improvements (33030)(c).

AREA 1 – SANTA FE AVENUE CORRIDOR (Strong Candidate)

Area 1 is located in the western portion of the City along Santa Fe Avenue south of the 405 Freeway (see Figure 8 in Appendix A). This sub-area contains approximately 144 acres. The existing land uses consist of primarily 1940s and 1950s single-family and multi-family residential structures with commercial uses interspersed along Santa Fe Avenue and Wardlow Road. Although this neighborhood is similar in age compared to other neighboring areas, this area exhibits significantly more blighting conditions than the surrounding neighborhoods (see Plates 1 – 19 of Appendix B). Specific characteristics of blight include structures that are deteriorated or exhibit defective design and physical construction (faulty room additions and garage conversions), which occurs in the residential areas along Cameron Street, Lincoln Street and Arlington Street and the commercial areas along Wardlow Road and Santa Fe Avenue. There are examples of incompatible land uses along Santa Fe Avenue as single-family residential are located directly adjacent to commercial uses. Other conditions which are evidence to a lack of maintenance and investment were noted including poor site conditions. Litter, debris and inoperable vehicles were common in this area. Since most of the structures in this area were built prior to 1960, a significant portion of these structures and the parcels are of inadequate size based upon contemporary modern building standards. For example, as shown in Figure 8, the average residential parcel size along Cameron, Lincoln, Baltic and Caspian Avenues is 4,762 square feet and almost 25 percent of these parcels are less than 3,000 square feet. This is significantly smaller than the 6,000 square foot parcels in the surrounding neighborhoods and the minimum lot size required by the Zoning Code.

Also, there are significant indicators of crime, such as graffiti and structures with barred windows. Finally, as shown on Figure 8, a public easement runs diagonally across the area, which creates circulation deficiencies. Specifically, most of the minor residential collector streets, such as Cameron Street, Lincoln Street and Arlington Street are narrow and dead-end into a 15-foot wall adjacent to the public easement without a cul-de-sac (see Plate 9), which makes it difficult to maneuver and turn around.

AREA 2 – WILLOW STREET / 20TH STREET (Strong Candidate)

This area is located in the western portion of the City and adjoins the existing North Long Beach Redevelopment Project and the Central Long Beach Redevelopment Project. Area 2 encompasses approximately 87 acres and is shown on Figure 9 in Appendix A. This area consists of three distinct areas that consist of varying combination of land uses and blighting conditions. The first area consists of primarily 1940s and 1950s commercial frontage on the south side of Willow Street between Webster Avenue and Santa Fe Avenue (see Figure 9). This strip commercial area contains buildings that are deteriorated and in some cases defective in design (see Plates 20 and 21 in Appendix B). As an example, exposed utility wiring is evident in some buildings. Furthermore, most of the commercial buildings are inadequate in size being less than 2,000 square feet, which is the size of a fast food restaurant according to Urban Land Institute (ULI) and is at the low end of contemporary building size standards for commercial buildings. As a comparison, a contemporary Walgreens would

require 15,000 square feet of building space. The commercial buildings also lack adequate parking due to the high percentage of lot coverage.

The second distinct area consists of a mixture of commercial and single-family residential uses along Santa Fe Avenue between W. 25th Street and W. Hill Street (see Figure 9). Similar to the Willow Street area, this area contains structural deterioration, inadequate building size, and parking deficiencies (see Plates 22 - 24). Due to the mixture of residential and commercial uses, there are also numerous incidences of incompatible land uses and the area is impacted by poor site conditions related to litter and debris. Commercial structures are small, being less than 5,000 square feet.

The final area includes single-family and multi-family residential uses along Adriatic Avenue, 20th Street, Summit Street, 19th Street and Parade Street west of Santa Fe Avenue (see Figure 9). There are vacant deteriorated units along Summit Street and 19th Street and most of the single-family units are inadequate in size (see Plates 25 - 28). As an example, numerous houses along these residential streets are less than 1,000 square feet, which is significantly lower than the average size house built in the Central Redevelopment Project Area in the past 10 years (1,798 square feet). Furthermore, a significant number of the parcels appear to be less than 6,000 square feet, which as mentioned previously, is the minimum Zoning requirement for a single-family unit in the City. This primarily occurs along 19th and Parade Streets. This area, more so than the other two areas in the Willow Street / 20th Street neighborhood, has a higher amount of lots that exhibit poor site conditions including overgrown vegetation, litter and debris, and crime indicators, including graffiti and barred windows. Finally, a high percentage of multi-family units in the area have inadequate parking due to small parcel size and high percentage of site coverage.

AREA 3 – COMMUNITY COLLEGE (Strong Candidate)

This area is located in the central portion of the City adjacent to Long Beach Community College and borders the City of Signal Hill and the Central Long Beach Redevelopment Project (see Figure 10 in Appendix A). This area encompasses approximately 74 acres. The existing land uses primarily consist of single-family built in the 1920s and multi-family residential built in the 1950s and 1960s and a limited amount of commercial along Martin Luther King, Jr. Avenue and Orange Avenue. The primary physical blighting conditions appear to be inadequate building size, impaired investment (evidenced by poor site conditions), structural deterioration (see Plates 29 - 32 in Appendix B), and crime based upon the existing crime indicators, including graffiti, loitering and barred windows.

There are several houses along Cerritos Avenue, Lewis Street and 20th Street that are less than 1,000 square feet. This area more so than the other two areas previously described has a higher percentage of lots that exhibit poor site conditions and crime indicators. A unique condition is an unimproved easement at the east end of Wesley Drive that is used for truck and trailer parking (see Plate 33), some of which are inoperable. Characteristics of blight including structural deterioration, and an incompatible mix of residential and commercial were noted along Martin Luther King, Jr. Avenue and Orange Avenue. Finally, there are a few

industrial parcels on the northern end of this area that contain deteriorated structures (see Plate 34) with poor site conditions including a fence that exhibits graffiti, and an adjacent unimproved alley with trash and debris (see Plate 35).

AREA 4 – 15TH STREET (Strong Candidate)

Area 4 is located in the central portion of the City generally along the 15th Street corridor between Martin Luther King, Jr. and Temple Avenues and is adjacent to the existing Poly High School Redevelopment Project and the Central Long Beach Redevelopment Project (see Figure 11 in Appendix A). This area contains approximately 230 acres. The existing land uses consist primarily of 1920s single-family and 1950s and 1960s multi-family residential and a limited amount of commercial along Alamitos Avenue. The single-family units are inadequate in size as evidenced by the residential units along 16th Street, which are all less than 1,798 square feet. Coupled with age, these single-family units are also exhibiting structural deterioration and deficiencies (see Plates 36 - 39 in Appendix B). The multi-family units, albeit newer compared to the single-family housing stock, exhibit factors of blight not specifically related to the structures but more so to other factors including parking deficiencies, poor site conditions and appear to be impacted by criminal activity based upon the presence of graffiti and barred windows. The commercial areas are composed of older strip centers with marginal retail uses that are (see Plate 40) showing signs of structural deterioration. Finally, poor site conditions within the overall area are notable and attributable to trash and debris, abandoned vehicles and an overall lack of property maintenance, including overgrown vegetation.

AREA 5 – BOEING PLANT (Possible Candidate)

The vacant former Boeing Plant at the corner of Carson Street and Lakewood Boulevard in north-central portion of the City adjacent to the Long Beach Airport makes-up this area as shown on Figure 12 in Appendix A. This area contains approximately 187 acres. The buildings are deteriorated and all are vacant (see Plate 41 in Appendix B). The plant was instrumental in the development and production of various types of aircrafts over the years. However, with the consolidation of the Boeing plants and the defense industry in general, and with the construction of a new aircraft manufacturing facility across the street, this facility has now become obsolete. Due to specific design qualifications, multiple small buildings and overall deterioration, reuse of the existing facilities is unlikely. Additional research on hazardous work contamination and the cost to reuse the site is needed to make a conclusive blight finding.

AREA 6 – CHERRY AVENUE (Possible Candidate)

The Cherry Avenue area is located in the central portion of the City adjacent to the City of Signal Hill and the Long Beach Airport (see Figure 13 in Appendix A). This area contains approximately 77 acres. The existing land uses primarily consist of commercial and industrial uses along Cherry Avenue. There is an easement that runs diagonally with the eastern side of Cherry Avenue that creates parcels that are irregular shaped and inadequately sized.

Furthermore, there are landlocked parcels and flag lots on the western side of Cherry Avenue. As an example of the inadequate sized parcels, three parcels are less than 3,700 square feet and approximately 42 percent of the parcels are less than 35,000 square feet and would not be large enough to meet the modern standard of a typical general merchandise store, which requires 35,000 – 50,000 square feet of building area according to International Council of Shopping Centers and ULI. As for industrial uses, approximately 32 percent of the parcels are less than 30,000 square feet and would not be large enough to accommodate a modern hi-tech industrial facility according to the ULI. Other blight indicators include some deteriorated commercial/industrial buildings along the eastern side of Cherry Avenue (see Plate 42 in Appendix B) and various parcels in the area that exhibit poor site conditions/deficiencies, including open storage, trash and debris, and unpaved parking lots. Additional research is necessary to determine the economic viability of the industrial/commercial uses.

AREA 7 – SAN GABRIEL RIVER CHANNEL (Possible Candidate)

Area 7 is located in the southern portion of the City along Westminster Avenue, east of the Pacific Coast Highway (see Figure 14 in Appendix A). This area consists of industrial and underutilized land and amounts to approximately 493 acres. The industrial uses are located along the San Gabriel River Channel and are primarily developed with steam plants operated by the Department of Water and Power (see Plate 43 in Appendix B). The parcels along the west side of Studebaker Road north of Westminster Avenue are underutilized and vacant with only a few oil pumps. Although the steam plants are currently operating, they are old and are showing signs of deterioration. If at some time in the future these steam plants cease operating this area could be prime for future development assuming the cost to remove the structures and any toxic clean-up does not prohibit reuse. The plans for continued use of these facilities, and the degree to which the sites may be contaminated, requires additional research before a determination on the area's eligibility for inclusion in a redevelopment project can be made.

AREA 8 – REDONDO AVENUE (Possible Candidate)

This Redondo Avenue area consists of two parcels located between 20th Street and just north of Stearns Street in the central portion of the City adjacent to the City of Signal Hill and the Central Long Beach Redevelopment Project (see Figure 15 in Appendix A). Similar to Area 7 (San Gabriel River Channel), this area is primarily vacant/underutilized land (see Plate 44 in Appendix B). Although this area contains vacant land, there are numerous oil pumps located throughout the area and excavated soil has been dumped on-site. The existence of these oil pumps may have created a hazardous waste contamination site. The economically viable reuse of the lots is dependent on continuation of oil drilling and may be hindered due to the potential cost of removing the oil pumps and hazardous waste clean-up. Also the removal of dumped soils would add to reuse costs.

AREA 9 – ANAHEIM STREET / 15TH STREET (Possible Candidate)

This 195-acre area is located in the southern portion of the City adjacent to the Central Long Beach Redevelopment Project and the City of Signal Hill (see Figure 16 in Appendix A). The area is generally bounded by 11th Street, Redondo Avenue, Atherton Street and Ximeno Avenue. Within this area is a mix of single-family, multi-family and commercial land uses, which are primarily located along Anaheim Avenue, Redondo Avenue and Atherton Street. Characteristics of blight include structural deterioration, inadequate sized buildings, poor site conditions, crime indicators, incompatible land uses, and parking deficiencies (see Plates 45 - 49 in Appendix B). Structural deterioration is found along Anaheim Street, Termino Street, Loma Avenue, and 14th Street. Examples of incompatible land uses occur along Anaheim Street where residential uses are located directly adjacent to commercial uses. Other physical blight includes poor site conditions including litter and debris and inoperable vehicles, which occurs primarily in the residential neighborhoods along Wilton Street, Ransom Street, 14th and 15th Streets. Other significant blighting conditions include inadequate sized buildings and parcels. Since most of the structures in this area were built prior to 1950, a significant portion of these structures and parcels are of inadequate size based upon contemporary modern building standards. For example, 45 percent of the parcels along the residential streets in this area (Termino Avenue, 14th Street and Loma Avenue) are less than 6,000 square feet and four percent of the parcels are less than 2,000 square feet. Furthermore, some of the single-family units are less than 1,798 square feet and are considered inadequate in size compared to the average size of contemporary single-family residential construction in nearby areas.

The commercial area, especially along the Anaheim Street corridor, exhibits blighting conditions related to inadequate building and parcel size, parking deficiencies, structural deficiencies and deterioration, and poor site conditions. As with some of the previous descriptions of commercial areas, most of the structures along Anaheim Street are older than 50 years and do not currently meet modern contemporary standards in terms of building size and parcel size, which in turn, hinders the availability to provide an adequate number of on-site parking spaces. There is evidence of infill development and reinvestment in this area. Before a determination on eligibility can be made, research regarding recent investment and barriers to further investment should be pursued.

AREA 10 – 4TH STREET / 10TH STREET (Possible Candidate)

Similar to Area 9 (Anaheim Street /15th Street), this area consists of a mixture of commercial, single-family and multi-family residential land uses located in the southern portion of the City adjacent to the Central Long Beach Redevelopment Project as shown on Figure 17 in Appendix A. There are approximately 347 acres in this area, which generally includes the 4th through 11th Street corridors. Within this area there are a mix of older and newer single-family and multi-family residential structures and a limited amount of commercial land uses. Specific characteristics of blight include structural deterioration, inadequate sized buildings, incompatible land uses, inadequate sized parcels, crime indicators, and parking and circulation deficiencies. Structural deterioration occurs between 10th and 11th Streets and along Rose Avenue, Cherry Avenue and 6th Street east of Walnut Avenue. Incompatible land uses occur

along 7th and 10th Streets where residential uses are located directly adjacent to commercial uses. Other indicators of blight include poor site conditions such as litter and debris and inoperable vehicles, which occurs primarily in the residential neighborhoods along Rose Avenue, Cherry Avenue, and Nebraska Avenue. Other significant blighting conditions include inadequate sized buildings and parcels. Most of the structures in this area were built prior to 1940, and are of inadequate size as evidenced by the multi-family residential units along Rose Street, most of which are less than 6,000 square feet and single-family units all of which are less than 1,798 square feet. Small residential parcels are also common along the residential streets on Walnut Avenue, Rose Avenue, Sunshine Court, Almond Court, and Norman Court. These lots are less than 3,000 square feet, which is significantly smaller than the 6,000 square foot parcels in the surrounding neighborhoods.

The main commercial frontage occurs along 4th Street, 10th Street and Cherry Avenue. Blighting conditions include commercial vacancies and structural deterioration (see Plate 50 in Appendix B). There is a mixture of commercial land uses with single-family and multi-family residential units, which also creates incompatible land uses. Most parking along this corridor is restricted to street parking. Other blighting conditions include poor site conditions, including trash, debris and graffiti. Similar to Area 9 there is evidence of infill development and reinvestment. Additional research regarding recent investment and barriers to future investment should be studied before a conclusive determination is made regarding the eligibility of this area.

I. CITY COUNCIL IDENTIFIED AREAS (FIGURE 3)

AREA 11 – WEST 20TH STREET/PACIFIC COAST HIGHWAY – First Council District (Strong Candidate)

This neighborhood bounded by Santa Fe Avenue on the west, W. 20th Street on the north, Long Beach Freeway on the east and Pacific Coast Highway on the south, was included in KMA's Area No. 2, and was identified as a Strong Candidate for inclusion in a redevelopment area.

AREA 12 – WILLOW STREET/OLIVE AVENUE/SUNRISE BOULEVARD/LIME AVENUE – Sixth Council District (Possible Candidate) – New Area

Area 12 is contiguous to the Central Project on the west and Signal Hill on the east. This is a small isolated residential area to the south of Willow Street located on the crest of a hill (Figure 18 in Appendix A). Generally, the homes are small with a mix of sound and deferred maintenance buildings. There is a notably deteriorated courtyard housing project at the center of the neighborhood. Also, there are approximately six larger homes from the 1920s and 1930s on Sunrise Boulevard. Due to the presence of the deteriorated courtyard housing, small and irregular parcels and mix of housing sizes and degrees of maintenance this area may be a candidate for redevelopment assistance. Examples of blighting conditions are shown on Plates 51 - 54 in Appendix B.

AREA 13 –CENTRAL – Sixth Council District (Possible Candidate) – New Area

This area includes two non-contiguous areas. The larger area to the west is bounded by E. Burnett Street on the north, the Long Beach City boundary and Alamitos Avenue on the east, 19th Street on the south and Atlantic Avenue on the west (Figure 19 in Appendix A). The area adjacent to this study area and west of the City boundary was identified by KMA's as Area No. 3 – “Community College” and is a Strong Candidate for redevelopment. Area No. 13 is developed with small single-family homes developed in the 1900s and 1920s. There are some multiple-family units that are intermixed among the residential units, particularly along Myrtle Avenue. Most of the homes in this neighborhood have bars on the windows. Building maintenance generally varies from homes in need of deferred maintenance to homes in need of a substantial improvement such as a new roof. Examples of blighting conditions are shown on Plate 55 - 58 in Appendix B. The second area along Orange Avenue from Pacific Coast Highway to E. 20th Street (Figure 19), which consists of a park and a portion of the Community College, is not recommended for inclusion within a redevelopment project area.

AREA 14 –LONG BEACH CITY COLLEGE/CHITTICK FIELD - Sixth Council District (Unlikely Candidate) – New Area

This area is generally bounded by Alamitos Avenue on the north and west, Pacific Coast Highway on the south, and Gardenia Avenue on the east, and is developed with the Long Beach Community College, Mary Butler Elementary School, and Chittick Field Park (flood retention basin). There appears to be one or two privately owned industrial businesses and a DWP power station on Walnut Avenue. The main buildings of the College are of the Streamline Modern architectural style and are assumed to have been built in the 1930s. Although older, the college is fairly well maintained. Mary Butler Elementary School is a relatively new facility. Because this area is primarily composed of public buildings, there would have to be overriding reasons why the City or school district could not rehabilitate and expand the facility without redevelopment assistance. Absent this justification this area is an Unlikely Candidate for inclusion in a redevelopment project.

AREA 15 – ALAMITOS AVENUE/17th STREET/ MARTIN LUTHER KING JR. AVENUE/ARCADIA COURT – Sixth Council District (Strong Candidate)

This area was part of the area identified by KMA in the prior analysis as Area No. 4 “15th Street”. This area is a Strong Candidate for inclusion in a redevelopment project.

AREA 16 – 17th STREET/GARDENIA AVENUE/14TH STREET/ALAMITOS AVENUE – Sixth Council District (Strong Candidate)

This area between 17th and 14th Streets was identified in the prior KMA analysis as part of Area No. 4 “15th Street”. This area is a Strong Candidate for inclusion in a redevelopment project.

AREA 17 – PACIFIC COAST HWY/GARDENIA AVENUE/14TH STREET/TEMPLE AVENUE – Fourth Council District (Strong Candidate)

This area was part of the area identified by KMA in the prior analysis as Area No. 4 “15th Street”. This area is a Strong Candidate for inclusion in a redevelopment project.

AREA 18 – ORANGE AVENUE/11TH STREET/ALMOND COURT/10TH STREET – Sixth Council District (Possible Candidate)

This area was part of KMA’s Area No. 10 “4th Street/10th Street” which was identified as a Possible Candidate for inclusion in a redevelopment project.

AREA 19 – 10TH STREET AND 11TH STREET CORRIDORS BETWEEN ALMOND COURT AND CHERRY AVENUE – Second and Fourth Council District (Possible Candidate)

This area was part of the area identified by KMA in the prior analysis as Area No. 10 “4th Street/10th Street”. This area is a Possible Candidate for inclusion in a redevelopment project.

AREA 20 – 10TH STREET AND 11TH STREET CORRIDOR BETWEEN CHERRY AVENUE AND TEMPLE AVENUE - Fourth Council District (Strong Candidate)

This area was part of the area identified by KMA in the prior analysis as Area No. 10 “4th Street/10th Street”. This area is a Possible Candidate for inclusion in a redevelopment project.

AREA 21 – 10TH STREET/CHERRY AVENUE/4TH STREET/WALNUT AVE – Second Council District (Possible Candidate)

This area was part of the area identified by KMA in the prior analysis as Area No. 10 “4th Street/10th Street”. This area is a Possible Candidate for inclusion in a redevelopment project.

AREA 22- MAGNOLIA AVENUE/WEST 20TH STREET – Sixth Council District (Unlikely Candidate) – New Area

This “L” shaped area is contiguous with the Central Project. The long leg of this area is bounded by West 25th Street on the north, Cedar Avenue on the east, West 20th Street on the south and Magnolia Avenue on the west. The short leg of this area is bordered by West 20th Street on the north, Cedar Avenue on the east, West 19th Street on the south and San Francisco Avenue on the west. The shorter leg is developed with single-family homes primarily from the 1930s. The longer leg is developed with a mix of apartments and single-family homes from the 1920s through the 1930s. Also within this area is Lafayette Elementary School. The building stock is relatively sound and there appears to be reinvestment in the area. For these reasons, Area 22 does not appear to be a likely candidate for inclusion in a redevelopment project area.

AREA 23 – INTERSECTION OF PACIFIC COAST HIGHWAY AND PACIFIC AVENUE – First and Sixth Council District (Within The Central Redevelopment Project)

AREA 24 – SANTA FE AVENUE/ADRIATIC AVENUE – Seventh Council District (Strong Candidate)

This portion of Santa Fe Avenue and Adriatic Avenue between W. Willow Street in the north and W. 20th Street in the south was included in KMA's Area No. 2 "Willow Street/20th Street" and was identified as a Strong Candidate for inclusion in a redevelopment area.

AREA 25 –SANTA FE AVENUE CORRIDOR – Seventh Council District (Strong Candidate)

This area was previously identified by KMA (Area No. 1) as a Strong Candidate for inclusion in a redevelopment project area.

AREA 26 – VETERANS PARK RESIDENTIAL NEIGHBORHOOD – Sixth Council District (Unlikely Candidate) – New Area

This area is bounded by West 31st Street on the north, Del Mar Avenue on the east, West 28th Street and West 29th Street on the south and Maine Avenue on the west. The most notable use in the area is Veterans Park. Pacific Avenue is the main corridor through this neighborhood. The area appears to have been developed over a 20-year period with a mix of single-family and low density residential from the 1920s through the 1940s. Building maintenance is relatively sound with some deferred maintenance. The overall sound character of the area indicates that redevelopment assistance is not warranted.

AREA 27 – INTERSECTION OF CARSON AND ORANGE – Seventh and Eighth Council District (Unlikely Candidate) – New Area

The intersection of Carson Street and Orange Avenue includes two older strip centers, one of which is anchored by a 99 Cents Store. Also at this intersection are two churches, a vacant gas station, two three-unit professional office buildings (one of which is vacant) and a newer apartment building. The retail at this intersection is marginal, particularly in the context of the adjoining Bixby Knolls neighborhood. However, the centers appear to be busy in spite of the vacancies. Because private sector investment does not appear to be impaired, this area does not appear to be a candidate for redevelopment.

AREA 28 – REDONDO/NEWPORT BLOCK – Third Council District (Unlikely Candidate) – New Area

Includes the block bounded by Redondo Avenue on the west, 7th Street on the north, Newport Avenue on the east and 6th Street on the south. Redondo Avenue is a commercial corridor with a mix of retail and professional offices. The shopping center is anchored by an Albertsons, and includes several smaller retail businesses; Pizza Hut, donut shop, furniture

store, and a hair and nails shop. There is a vacant Sumitomo Bank on the corner of 6th Street and Redondo Ave. The commercial buildings are generally older (built in the 1960s) with some deferred maintenance, and there are some commercial vacancies. However, overall the buildings are structurally sound, and therefore the area is not recommended as a candidate for inclusion in a redevelopment project.

AREA 29 – BELMONT SHORES - Third Council District (Unlikely Candidate) – New Area

Based on the level of private sector investment, it is unlikely that a determination could be made that redevelopment was needed to assist in further improvement to this area. For this reason, it is not recommended for possible inclusion in a redevelopment project.

II. ECONOMIC DEVELOPMENT BUREAU IDENTIFIED AREAS (FIGURE 4)

AREA 30 – BOEING PLANT ADJACENT PARKING (Unlikely Candidate) – New Area

The former Boeing Plant was identified by KMA as Area No. 5 – “Boeing Plant” as a Possible Candidate for inclusion in a redevelopment project. The adjacent surface parking lot appears to be in use by the airport and may include a portion of the runway and airport support buildings. There is no indication that the site is not adequate for its current use. For this area to be considered for inclusion in a redevelopment project, there would have to be evidence that its current use does not adequately support airport activities and to redevelop the site to a viable use redevelopment assistance would be necessary.

AREA 31 - NORSE WAY (Unlikely Candidate) – New Area

Area 31 is a small neighborhood shopping district. National retailers are located at the major intersection of Carson Street and Lakewood Boulevard including Jack-in-the Box, Pizza Hut and Conroy’s Flowers. Norse Way is developed with more independent mom and pop businesses. The Farwest Media Service building appears to be vacant and there are two liquor sales establishments, Paul’s Liquor and Thirst Isle Bar. Although there may be some potentially incompatible uses and some economic disinvestment these conditions do not appear prevalent to the degree that the economic viability of the area is hindered.

AREA 32 VIKING WAY (Unlikely Candidate) – New Area

This area is the same development prototype as the Norse Way commercial node. Again national and regional retailers are located on the periphery along the major streets of Carson Street and Bellflower Boulevard including Mobile Oil, Taco Bell and Florshiem Shoes. There is a new development “Parkview Village” and Cirvello’s Restaurant on Viking Way. There does not appear to be any vacancies and recent development would indicate that the private sector could redevelop blighted parcels without Agency assistance.

AREA 33 - 7TH STREET AND BELLFLOWER (Unlikely Candidate) – New Area

This commercial node includes east 7th Street and Pacific Coast Highway frontages between Ultimo Avenue and Bellflower Boulevard. The commercial uses in this area are a combination of neighborhood serving and highway oriented uses. Within this area there is a Coldwell Banker real estate office, liquor and donut stores, car wash, dry cleaners and Motel 6. From a design and planning perspective these uses may not contribute to creating a street edge or neighborhood commercial presence but they appear to be viable uses. Because there is no evidence of economic blight this area is an Unlikely Candidate for inclusion in a redevelopment project.

AREA 34 – PACIFIC COAST HIGHWAY AND ANAHEIM STREET (Unlikely Candidate) – New Area

This area of Pacific Coast Highway is developed with a combination of mid-rise office buildings from the 1950s-60s, and retail strip centers. Some of the notable uses in this area include the Masonic Temple and the Park Plaza retail center, which has as tenants Kindercare, Greenfields Steakhouse and the Guesthouse Hotel. Given that there has been some relatively recent development or reinvestment at the Park Plaza retail center, the private sector appears to be able to redevelop this area without assistance.

AREA 35 – MARCO PLAZA (Possible Candidate) – New Area

Area 35 includes Marco Plaza, an older strip center from the 1960s and the adjacent automobile tire shop. This neighborhood center is located at the intersection of Atherton Street and Clark Avenue (Figure 20 in Appendix A). There does not appear to have been any major reinvestment in the center since its construction. The center lacks national or regional stores. Rather, the center is dominated by mom and pop retailers and non-retail uses which are typical of a center in decline. The uses in the center include kickboxing, a pizza restaurant, liquor store, a family physician and a weight loss center to name a few. The ability of the center to qualify for inclusion in a redevelopment project will depend on economic factors such as the tenant turnover rate, leasing agreements (short-term vs. long-term) and lease rates. Photographs of the center and the adjacent tire shop are shown on Plates 59 and 60 in Appendix B.

AREA 36 – LOS ALAMITOS CIRCLE (Unlikely Candidate) – New Area

Area 36 includes the retail uses at the surrounding Los Alamitos Circle. The retail uses in this area include the Circle Center shopping center occupied by Ross, Rite Aide, and Polly's restaurant. Also within this area are Staples, Big 5, a Toyota dealership, Ralph's, and Firestone tires. The Circle Center has been recently renovated and there are other locations of recent reinvestment and development. Given the presence of the local and national retailers, a lack of vacancies and recent investment this area does not appear to be eligible or require redevelopment assistance. This area also includes the previously surveyed (Area No.

9) retail at the intersection of Termino Avenue and Pacific Coast Highway, which was identified as a Possible Candidate for inclusion in a redevelopment project.

AREA 37 – LA PLAZA (Possible Candidate) – New Area

Area 37 – La Plaza, is a neighborhood serving commercial node. The commercial area encompasses the intersection of Lakewood Boulevard and Stearns Street and is bounded on the north by La Plaza East and La Plaza West (Figure 21 in Appendix A). La Plaza East and La Plaza West are one-block commercial streets, which are at a 45-degree angle to the intersection of Lakewood and Stearns Street. The area has a mix of retail uses including two furniture stores (including Murphy's Furniture), an independent fast food restaurant in a former Taco Bell building, Annex bar, and a mixed-use retail residential building with Blondies restaurant on the ground and apartments above. Also within this area is what appears to be a converted motel with retail on the ground and apartments above. In addition there are two vacant lots. Due to the presence of the vacant lots and transitional nature of some of the buildings it would appear that private sector interest at this intersection has diminished and that it may be eligible for inclusion in a redevelopment area. Photographs of La Plaza are shown on Plates 61 - 64 in Appendix B.

AREA 38 – WILLOW STREET/LAKEWOOD BOULEVARD (Unlikely Candidate) – New Area

This area is bordered by the 405 Freeway on the north and is developed with a Chevron gas station, Holiday Inn, Enterprise Rent-a-Car, Shell gas station, Goodyear Tire and Spires restaurant. Although most of the commercial buildings appear to be 20 years and older, the properties are reasonably well maintained and there were no vacancies. Absent any economic factors that are not apparent from a field survey, this area does not appear to be eligible for inclusion in a redevelopment project.

AREA 39 – ANAHEIM STREET FROM REDONDO AVENUE AND XIMENO AVENUE TO PARK AVENUE (Unlikely Candidate) – New Area

The Economic Development Commission identified Redondo Avenue in the west to Park Avenue in the east for evaluation as a possible redevelopment area. KMA had previously identified the majority of this street segment as a candidate for inclusion in a redevelopment project. The only portion that had not been identified for inclusion was the far eastern end generally from Ximeno to Park Avenues. Generally this portion of Anaheim Street improves as you move east. The uses closest to Redondo Avenue include an automobile repair shop, automobile tire sales and a bar. East of Prospect Avenue there is a mix of professional offices and apartments. The office space tends to be older buildings that are 30 or more years old and the apartments are of more recent construction. Because Anaheim Street from Ximeno to Park Avenues is fairly well maintained and includes newer residential development, this segment of Anaheim Street does not appear to be eligible for inclusion in a redevelopment project.

AREA 40 - REDONDO AVENUE (Unlikely Candidate) – New Area

Redondo Avenue is developed with a mix of retail, professional offices and multiple family residential units. New development, primarily apartments and low rise office development occurs intermediately along the street. The new development indicates that the private sector is willing to invest in this area. For this reason Redondo Avenue is not considered a candidate for inclusion in a redevelopment project area.

AREA 41 – 7TH STREET BETWEEN PARK AND WALNUT AVENUES (Unlikely Candidate) – New Area

Part of this area was identified by KMA as Area No. 10 – 4th Street/10th Street and was determined to be a Possible Candidate for inclusion in a redevelopment project. The frontage on 7th Street between Park and Walnut Avenues is developed with a mix of residential and commercial uses. The residential uses are primarily older apartments from the 1920s and the commercial uses are primarily older storefronts interspersed with freestanding commercial buildings and one newer strip center at the intersection of Ximeno Avenue and 7th Street. In some instances the commercial uses are incompatible with residential uses most notably where automobile services adjoin residential properties. Although the mix of building types creates a streetscape that is not esthetically pleasing those properties do not appear blighted to the degree that the private sectors ability to reinvest in the area is hindered. Therefore, this segment of 7th Street was not identified as a candidate for inclusion in a redevelopment area.

AREA 42 – 4TH STREET (Possible Candidate)

Area 42 is within the area identified by KMA as Area No. 10 – “4th Street/10th Street” that is a Possible Candidate for inclusion in a redevelopment project.

AREA 43 – BROADWAY STREET BETWEEN ORIZABA AND BONITO AVENUES (Unlikely Candidate) – New Area

This area includes several segments along Broadway between Orizaba Avenue in the east and Bonito Avenue on the west. The eastern portion of Broadway Street is developed with a mix of single-family homes and apartments from the 1920s and earlier and larger scale 1950s infill apartments. The western portion of Broadway is primarily a neighborhood serving commercial street with a “main street” character. Although the infill apartments in the east may result in some incompatibility with adjacent single-family dwellings, there appears to be continued reinvestment in the homes. The commercial tenant spaces along Broadway are occupied and the structures are being maintained. Because the private sector appears to be investing along Broadway and there is a lack of vacancies, redevelopment assistance does not appear necessary.

**AREA 44 – BROADWAY BETWEEN ORIZABA AVENUE AND BELMONT AVENUE
(Unlikely Candidate) – New Area**

This area consists of two non-contiguous areas along Broadway Street. The eastern portion includes the intersection of Orizaba Avenue and Belmont Avenue developed with a two-story Art Deco building occupied by the Havana Club on the ground floor, a dry cleaners, income tax office, car wash and professional office (Design Science). There are no vacancies and the buildings are well maintained. The western area extends along Broadway Street from Grand Avenue in the east to Corto Place in the west. This area consists primarily of 1920s strip commercial, and has some mixed-use retail and apartment buildings along Coronado Avenue and Broadway. The private sector appears to be investing along this street, and redevelopment assistance does not appear to be necessary.

AREA 45 - SANTA FE AVENUE FROM WEST 31ST STREET TO WEST COLUMBIA STREET (Strong Candidate)

This area was part of the area identified by KMA as Area No. 1 “Santa Fe Avenue Corridor”. This area is a Strong Candidate for inclusion in a redevelopment project.

AREA 46 – RETENTION BASINS (Possible Candidate) – New Area

This area includes the retention basins that are west of Golden Avenue between Wardlow Road in the south and the 405 Freeway in the north (Figure 22 in Appendix A). The site includes the foundation of a demolished building and may have been the site of oil drilling. The site includes a one single-family equestrian property and public storage unit. Given the prior use of the site it may have hazardous materials contamination. If the site has been contaminated it would be a candidate for inclusion in a redevelopment project. Views of the site are shown on Plates 65 - 68 in Appendix B.

AREA 47 – LONG BEACH BOULEVARD BETWEEN 35TH AND 36TH STREETS (Unlikely Candidate) – New Area

This segment of Long Beach Boulevard is developed with a strip commercial center which includes Rancho Liquor and a deli. There is also a two-story professional office building which is in part occupied by Marina Mortgage. Phil Tranis Restaurant is located at the far western end of the street segment at 35th Street. The buildings in this area of Long Beach Boulevard appear to be between 30 and 50 years old. Although older they are well maintained. There are some vacancies at the strip center, but the conditions do not appear so prevalent and substantial that the private sector is unwilling or could not redevelop this area. For these reasons this area is not being recommended for inclusion in a redevelopment project.

AREA 48 – EAST WARDLOW ROAD (Unlikely Candidate) – New Area

These areas were also identified by Agency staff for review. See Area’s No. 51 and 52 below.

AREA 49 – INTERSECTION OF CARSON STREET AND CHERRY AVENUE (Unlikely Candidate) – New Area

This intersection is developed with two churches, a Union 76 gas station, U-Haul truck rental, a family restaurant, Midas Muffler and USA Self Storage. The mix of uses is not complementary but they do not appear to hinder the economic viability of the intersection. The buildings are not unattractive however they do not create an attractive streetscape. In sum the physical and economic conditions at the intersection are not detrimental to the degree that they hinder the private sector development.

AREA 50 – MARINA SEAPORT HOTEL AND ADJACENT WETLAND - (Unlikely Candidate) - New Area

This area includes the Marina Seaport Hotel. The hotel is older (built in 1960s) and although it exhibits some deferred maintenance, it is structurally sound. As a result, this area does not appear to be a candidate for inclusion in a redevelopment project.

III. AGENCY STAFF IDENTIFIED AREAS (FIGURE 5)

AREA 51 – EAST WARDLOW ROAD (Unlikely Candidate) – New Area

Area 51 generally includes the frontage on East Wardlow Road from Long Beach Boulevard in the west to Cherry Avenue in the east. The area is developed with a mix of apartments from the 1940s, newer professional offices and a few neighborhood serving uses including automotive repair and two liquor stores. Notable uses along the corridor include Reservoir Park between Brayton and Gundry Avenue and the relatively new Long Beach Water Department building at the intersection of Walnut Avenue and Wardlow Road. Although not necessarily a preferred mix of uses the mix of uses does not appear to be an incompatible mix to the degree that it hinders the economic development of those parcels or other portions of the corridor. For these reasons, this area does not appear to be a candidate for inclusion in a redevelopment project.

AREA 52 – WEST WARDLOW (Unlikely Candidate) – New Area

Agency staff identified the section of West Wardlow from Hesperian Avenue in the west to the Long Beach Freeway in the east for further consideration. The majority of this area was previously identified by KMA as a possible redevelopment project area candidate (Area No. 1 – “Santa Fe Avenue Corridor”). The sections that were not previously recommended for inclusion within a redevelopment area include the northern side of Wardlow Road between Hesperian and River Avenues and the frontage of Wardlow from Delta Avenue to the Long Beach Freeway. Both areas are developed with post WWII single-family homes. The homes on the north side of Wardlow Road between Hesperian and River Avenue front on Wardlow Road but are separated from the street by a landscape median. Although a couple of the homes in this one block frontage are in need of new roofs, for the most part the homes are

sound. The homes on Wardlow Road between Delta Avenue and the Long Beach Freeway front on Cameron Street paralleling Wardlow on the south and Maddox Street paralleling Wardlow Road on the north. Only the rear lot lines of these homes front on Wardlow Road. Although there are likely noise impacts to these homes from traffic along Wardlow these homes are part of sound neighborhoods built in the mid to late 1950s.

AREA 53 – CHERRY AVENUE (Unlikely Candidate) – New Area

This area includes the length of Cherry Avenue from Del Amo Boulevard in the north to the San Diego Freeway in the south. A section of the southern portion from Wardlow Road to the San Diego Freeway was previously identified as a Possible Candidate for redevelopment (Area 6 – “Cherry Avenue”) The northern half of Cherry Avenue includes two cemeteries, Cherry Park Cemetery and All Saints Cemetery. Also within this area is a large recreational storage facility and self storage facility (Public Storage). The southern half of Cherry is developed with older industrial uses and automobile sales lots, including Hector Chevrolet and Pacific Ford. The east side of Cherry Avenue from the north to south is almost exclusively developed with post WWII single-family dwellings. Although there are some older deteriorated industrial uses including the far southern end identified by KMA, as a possible redevelopment area, most of the businesses appear to be viable. The single-family homes are maintained. Unless some of the major uses in the area were planning on relocating or some other issue which cannot be observed from the public right-of-way is impacting the area, Area 53 does not appear to be eligible for inclusion in a redevelopment project.

AREA 54 – 7th STREET (Possible Candidate) – New Area

As part of KMA’s Area 10 – “4th -10th Street”, two segments of 7th Street between Walnut and Cherry and Temple and Redondo Avenues were identified as a Possible Candidate for inclusion in a redevelopment area. The segment between Cherry and Redondo Avenues that was not included in KMA Area 10 (Figure 23 in Appendix A) includes a mix of single-family, retail, and apartments. There are some buildings that are in need of substantial rehabilitation and there are vacancies as well. This area also includes the Pic’n Save near the intersection of Junipero Avenue and 7th Street. Building conditions and the evidence of private sector investment is mixed. Because there is not a prevalence of blighting conditions this corridor was identified as a Possible Candidate. Examples of blighting conditions are shown on Plates 69 - 72 in Appendix B.

AREA 55 – 4TH STREET (Possible Candidate)

Previously analyzed and identified as a Possible Candidate for inclusion in a redevelopment project.

AREA 56 – ANAHEIM STREET (Possible Candidate)

Previously identified as Area 9 “Anaheim Street/15th Street” and a Possible Candidate for inclusion in a redevelopment project.

AREA 57 – ALAMITOS (Within an Existing Project Area or Previously Identified as a Strong Candidate)

The northern and southern segments of this street are in the Central Industrial Project. The center portion was identified by KMA as Area No. 4 “15th Street”, a Strong Candidate for inclusion in a redevelopment project.

AREA 58 – STEAM PLANTS – (Possible Candidate)

The steam plants at the intersection of Loynes Drive and Studebaker Road were identified as a possible redevelopment area by KMA (Area No. 7 – San Gabriel River Channel). The plants are in operation but are showing some signs of deterioration. The eligibility of this site for inclusion in a redevelopment project depends on the plans for continued use of the facility and possible hazardous waste contamination.

IV. PAC IDENTIFIED AREAS (FIGURE 6)

AREA 59 – WILLOW STREET (Unlikely Candidate) – New Area

Willow Street is primarily a residential boulevard with a few office and retail uses. Along some segments the homes face Willow Street separated by a frontage street. In other areas the rear property lines of homes back onto Willow. In spite of large traffic volumes and potential noise impacts the homes along this street are well maintained.

AREA 60 – WEST LONG BEACH (Unlikely Candidate) – New Area

This is a large area generally bounded by Dominguez Road in the north, Long Beach city limits in the west, Pacific Coast Highway in the south and Pacific Avenue in the west. Portions of this are currently in the North Long Beach and Central Project Areas. KMA identified much of Santa Fe Avenue and portions of the adjacent residential areas as a Strong Candidate for inclusion in a redevelopment project. These areas include KMA Area No. 1 “Santa Fe Avenue Corridor” (144 acres) and Area No. 2 “Willow Street/20th Street” (87 acres). KMA did not include the other areas within this West Long Beach area because they were primarily residential neighborhoods which appear to be in relatively sound condition.

V. DEPARTMENT OF LIBRARY SERVICES (FIGURE 6)

AREA 61 - CITY LIBRARIES (Unlikely Candidates) – New Area

Although many of the libraries may be undersized and are in need of maintenance they are not recommended for inclusion in a redevelopment project area, unless part of a larger area that qualifies for inclusion in a redevelopment project. As stand alone areas each would have to

meet the blight criteria. Also, it would like be difficult to demonstrate that the blighting conditions of the various libraries is prevalent and substantial to the degree that it causes a reduction of, or lack of, proper utilization to such an extent that it constitutes a serious physical or economic burden on the community which could not be reversed or alleviated without redevelopment.

CONCLUSION

KMA recommended 10 areas (Areas 1-10) totaling approximately 1,859 acres as either Strong Candidates or Possible Candidates for inclusion in a redevelopment project. This conclusion was based upon evidence of physical blighting conditions, indications of potential hazardous waste contamination or other indicators of economic blight such as abnormally high business vacancies. Given the built out character of Long Beach it is assumed that all areas within Long Beach would meet the 80 percent urbanization criteria.

Of the 19 areas identified by the City Council for study (Areas 11-29) 10 were previously identified by KMA as Strong Candidate or Possible Candidates. After further consideration, two additional areas (Areas 12 and 13) totaling approximately 190 acres were identified by KMA as Possible Candidates. One area was within the existing Central Redevelopment Project, and six areas did not appear to have sufficient blighting conditions to qualify for inclusion in a redevelopment project.

Of the 21 areas (Areas 30-50) identified by the Economic Development Bureau, two were previously identified as Possible Candidates or Strong Candidates by KMA for inclusion in a redevelopment project area (Areas 42 and 45; 62 acres). Three additional areas were subsequently identified by KMA for possible inclusion (Areas 35, 37, and 46; 32 acres) and the remaining 16 areas did not appear to have sufficient evidence of blight to qualify for inclusion in a redevelopment project.

Staff recommended that KMA reevaluate eight areas (Areas No. 51-58). Five of the areas were previously identified by KMA as Strong Candidates or Potential Candidates (Areas 54 - 58; 155 acres). None of the remaining three areas appeared to have sufficient evidence to qualify for inclusion in a redevelopment project.

The PAC identified two additional areas for evaluation, a large portion of West Long Beach and Willow Street. Portions of the West Long Beach area are included within the existing North Long Beach and Central redevelopment projects. Two additional areas within this larger area were identified by KMA (Area No. 1; 144 acres and Area No. 2; 87 acres) as Possible Candidates. The balance of West Long Beach was not recommended for inclusion because the area consists of primarily residential neighborhoods that appear to be in relatively sound condition. Willow Street was not recommended for inclusion because it is also a largely residential corridor and the houses are well maintained.

The Department of Library Services identified all libraries within the City for evaluation. These libraries are not recommended for inclusion in a redevelopment project area unless part of a larger area. Of the 12 libraries in the City, six are in existing redevelopment areas and one additional branch is in a proposed candidate area. In total, six areas (totaling 287 acres) in addition to the 10 recommended areas by KMA appear to be Possible Candidates for inclusion in a redevelopment project (see previously shown Figure 7 for locations). All 16 individual areas that have been identified as Strong or Possible Candidates are shown on Figures 8 – 23 in Appendix A and include the corresponding blighting conditions for each area. Photographs are also included in Appendix B to illustrate the blighting conditions for the 16 areas identified as either a strong or Possible Candidates (see Plates 1 - 72 in Appendix B). Because each of the areas are both blighted and urbanized, the Agency will have the option of adopting the areas as separate redevelopment projects or including them within one or more redevelopment project areas.

If the Agency were to consider pursuing adoption of one or more of the areas, KMA would recommend a more in-depth physical blight analysis and preparation of an economic blight analysis comparable to what would be required for documentation in the Preliminary Report for a plan adoption.

APPENDIX A

Individual Maps of the Recommended Possible and Strong Redevelopment Area Candidates (Figures 8 through 23)

FIGURE 8
Area No. 1 - Santa Fe Avenue Corridor

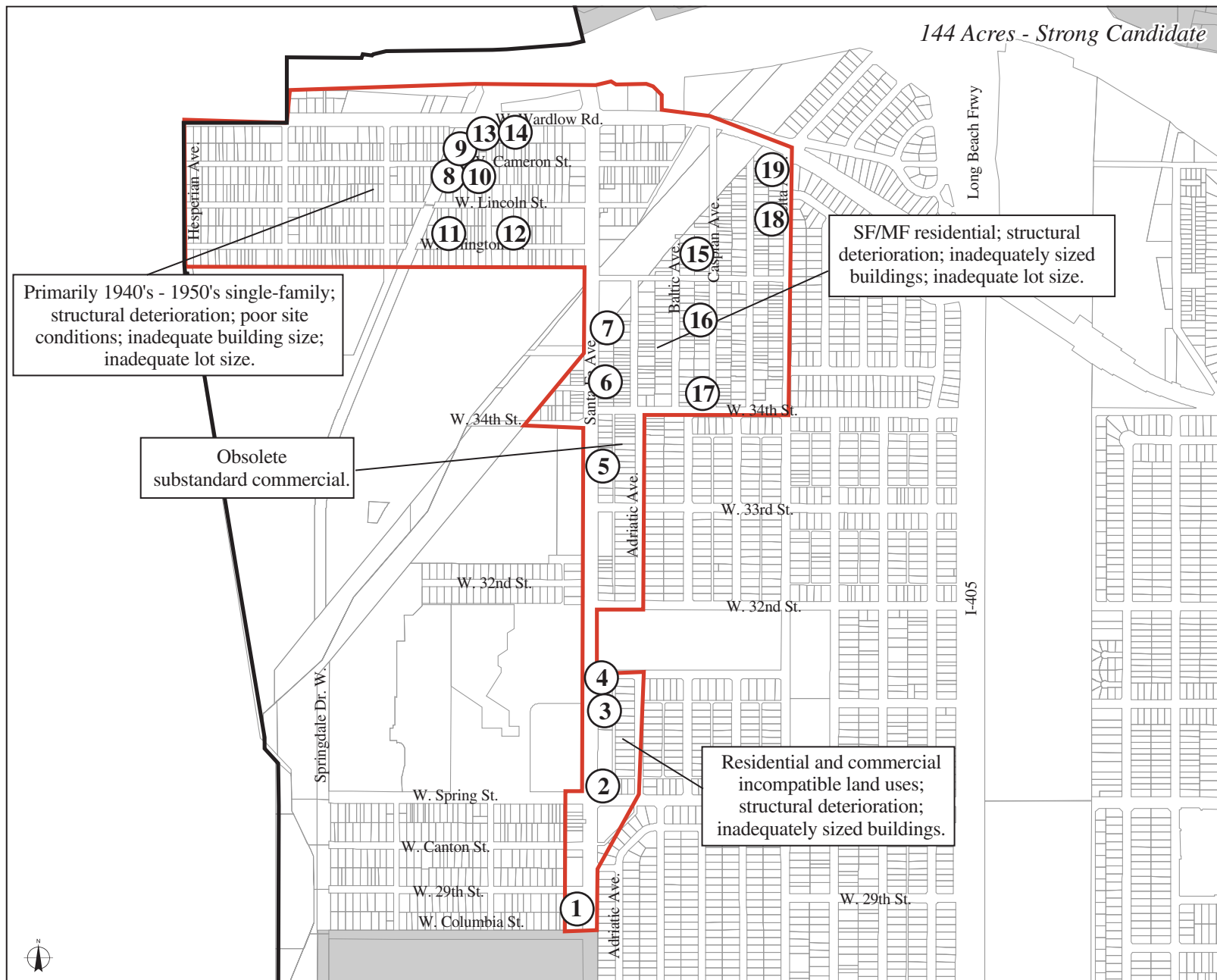


FIGURE 9

Area No. 2 - Willow Street/20th Street

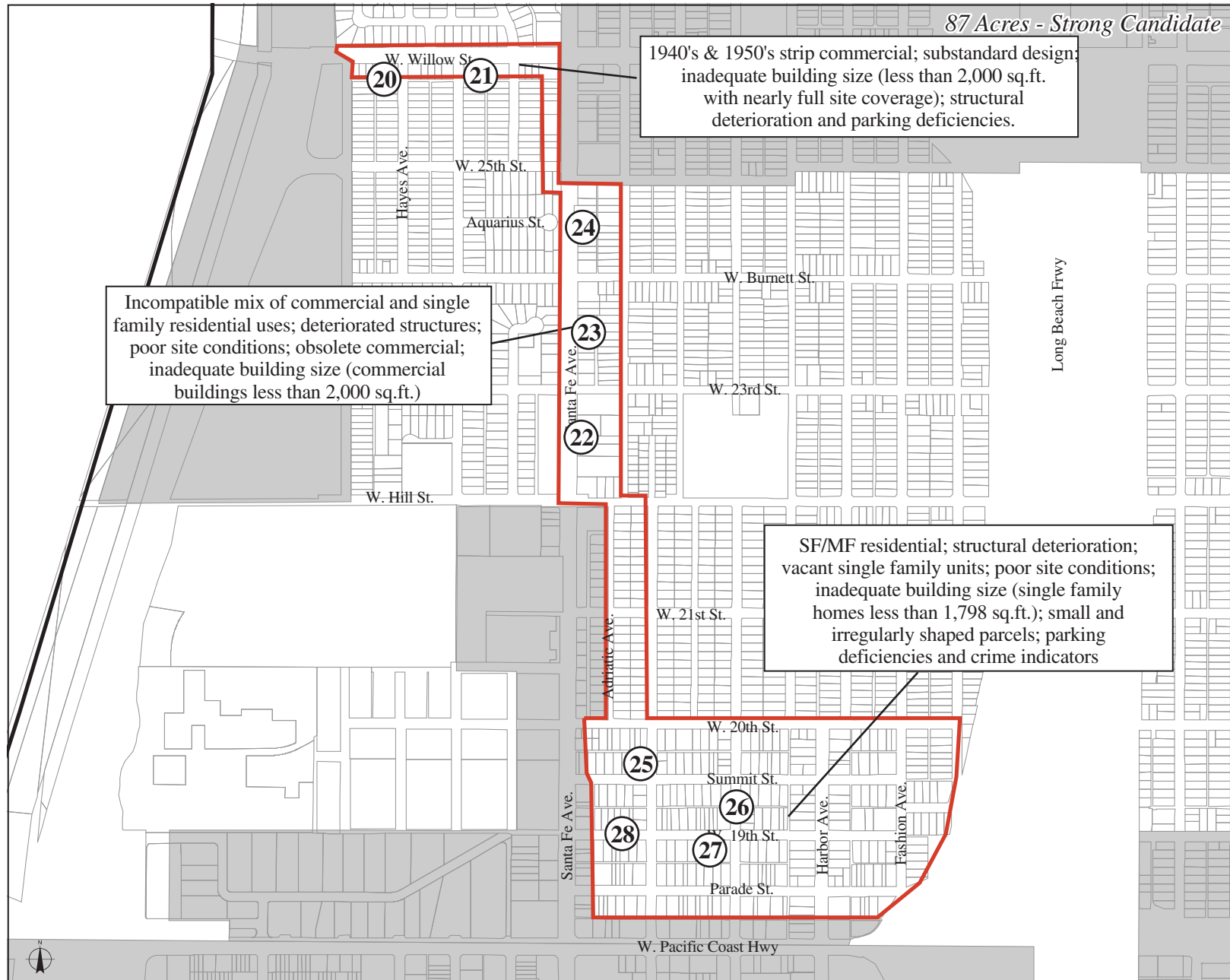


FIGURE 10
Area No. 3 - Community College

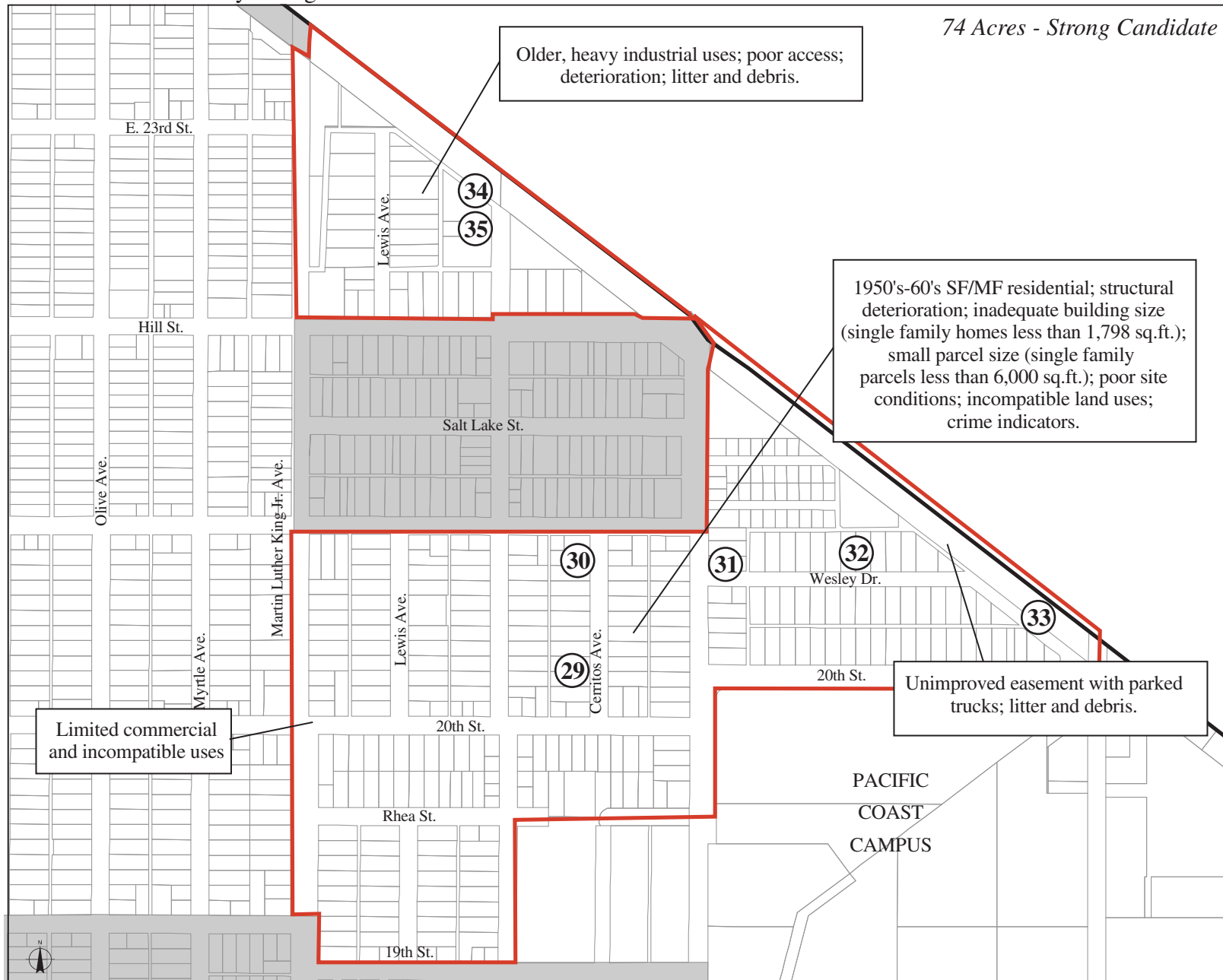


FIGURE 11
Area No. 4 - 15th Street

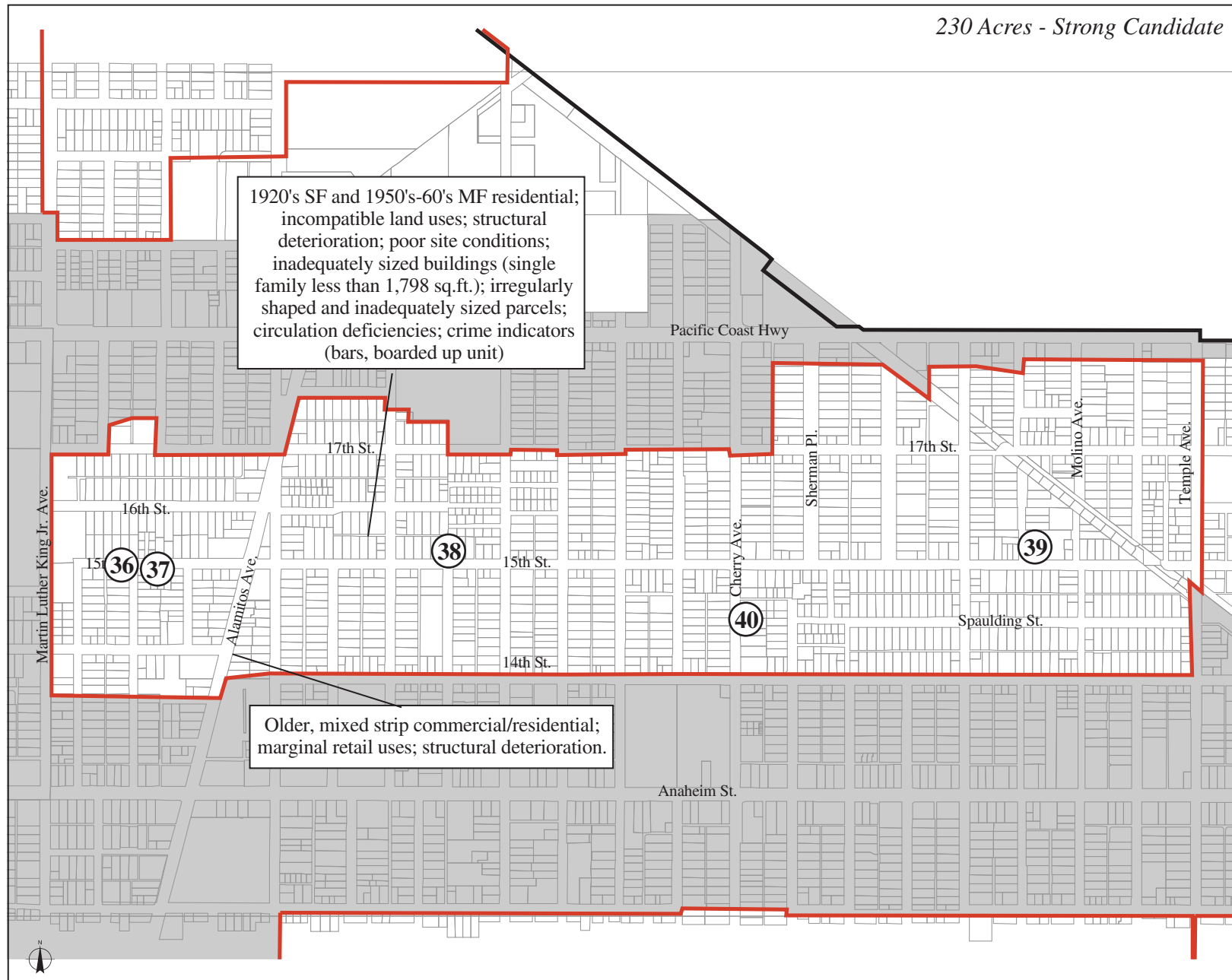


FIGURE 12
Area No. 5 - Boeing Plant

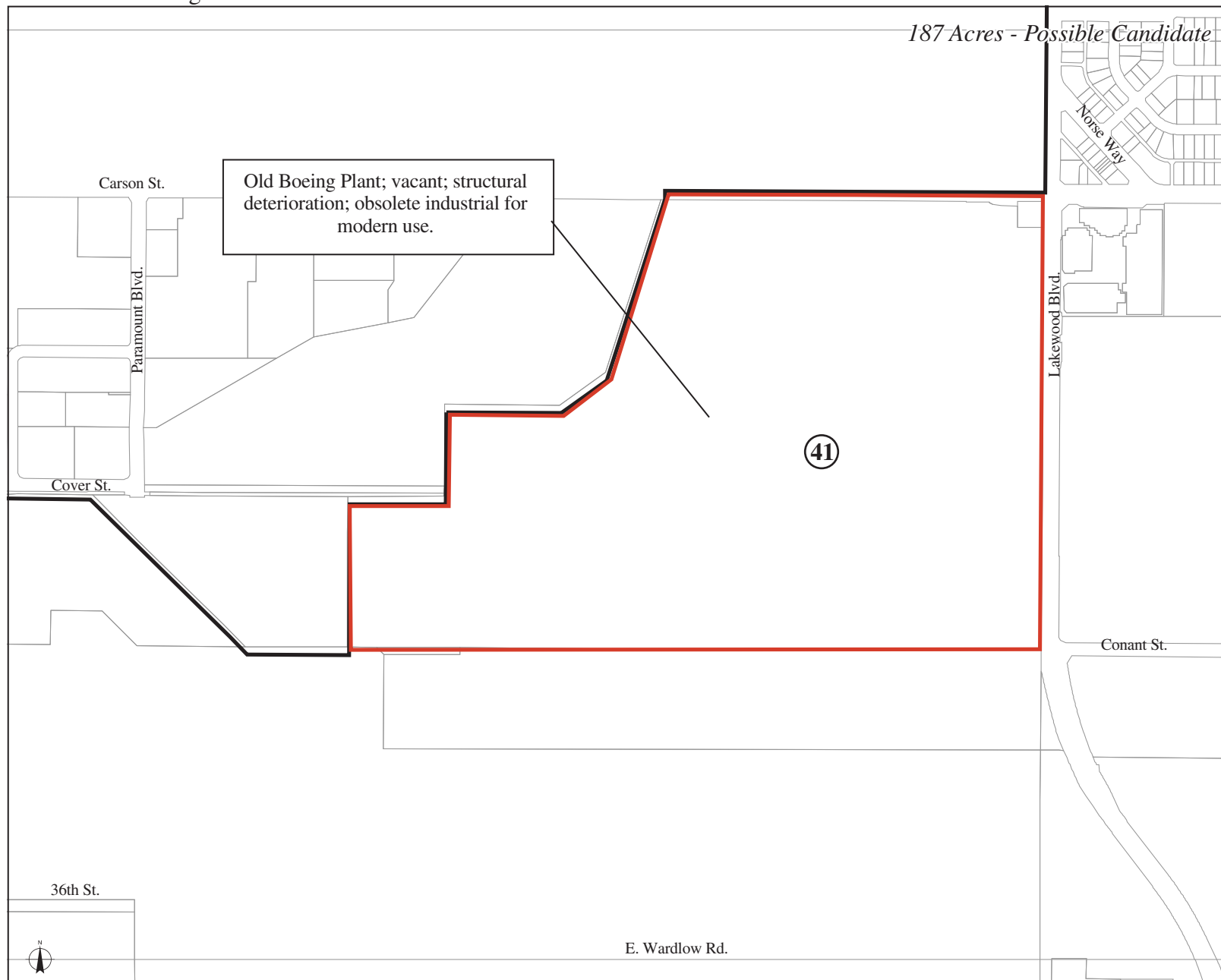


FIGURE 13
Area No. 6 - Cherry Avenue

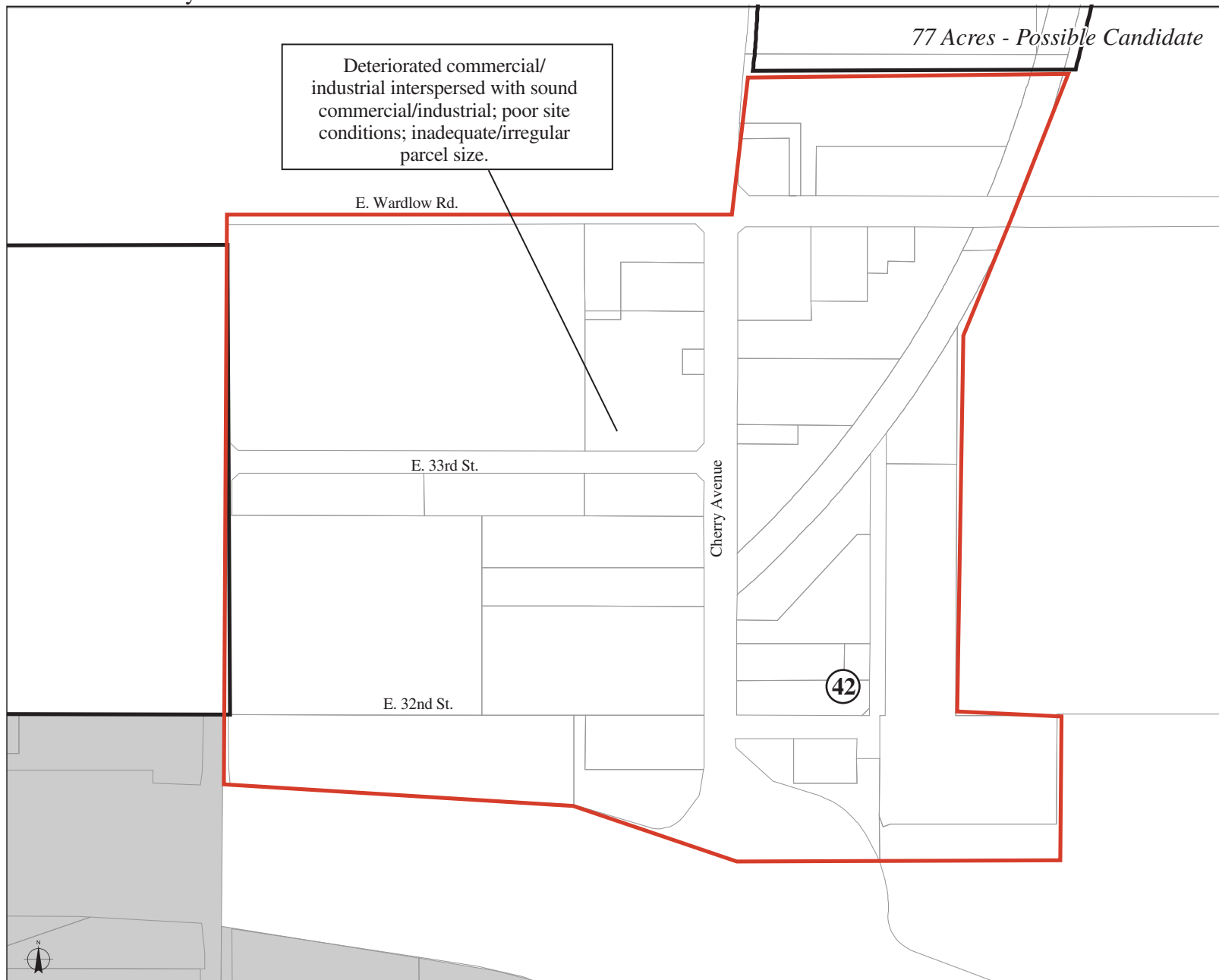


FIGURE 14

Area No. 7 - San Gabriel River Channel

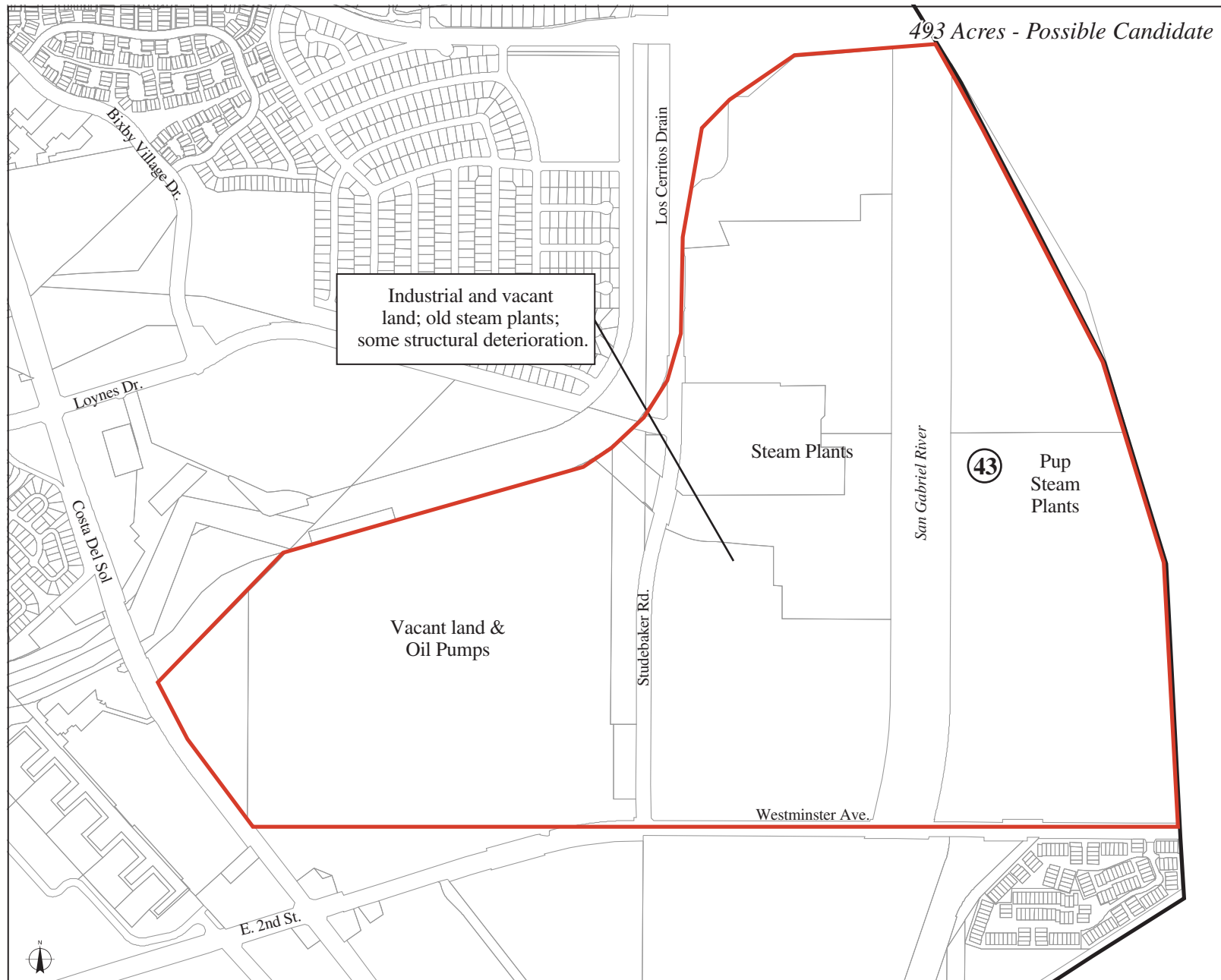


FIGURE 15
Area No. 8 - Obispo Avenue

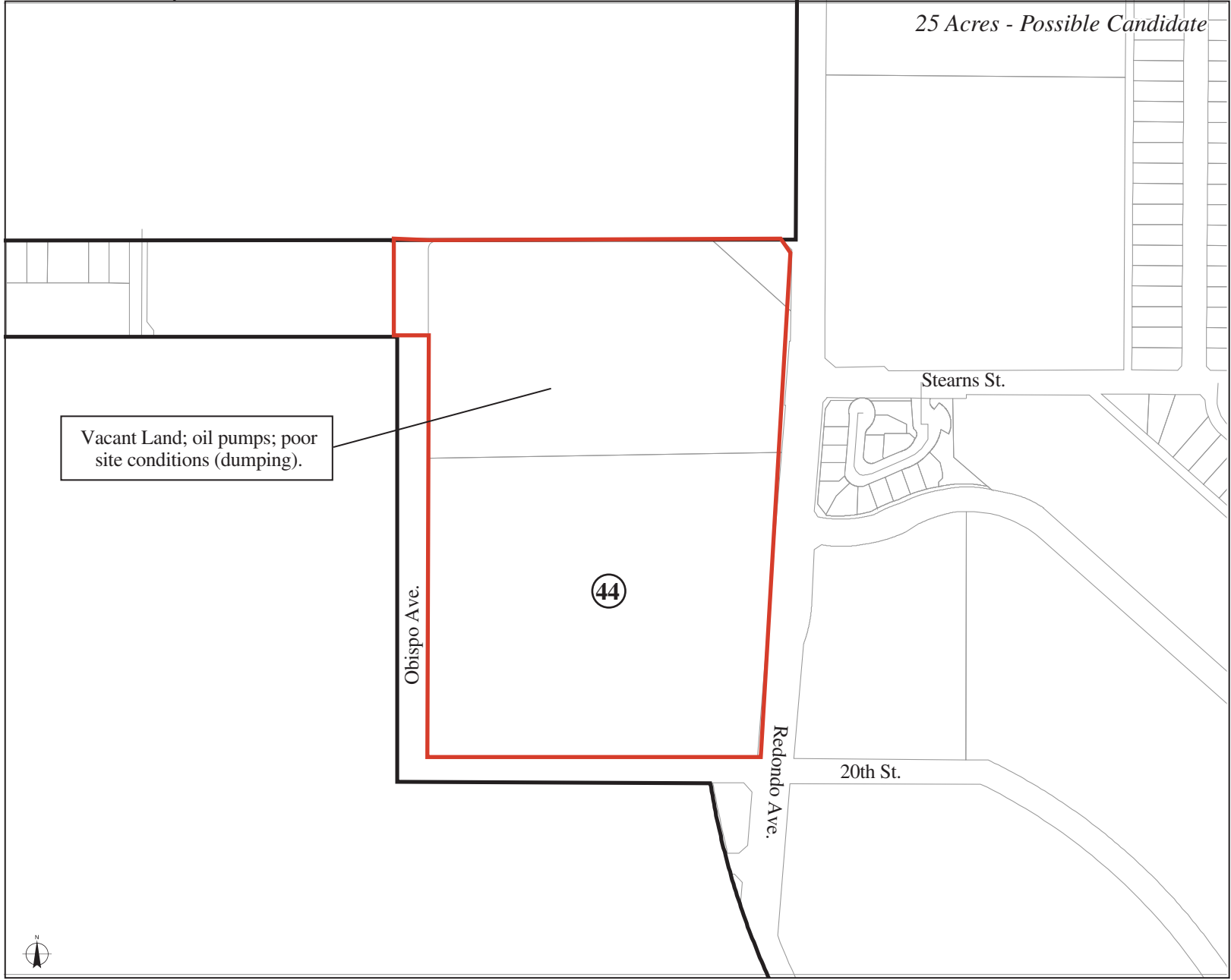


FIGURE 16

Area No. 9 - Anaheim Street/15th Street

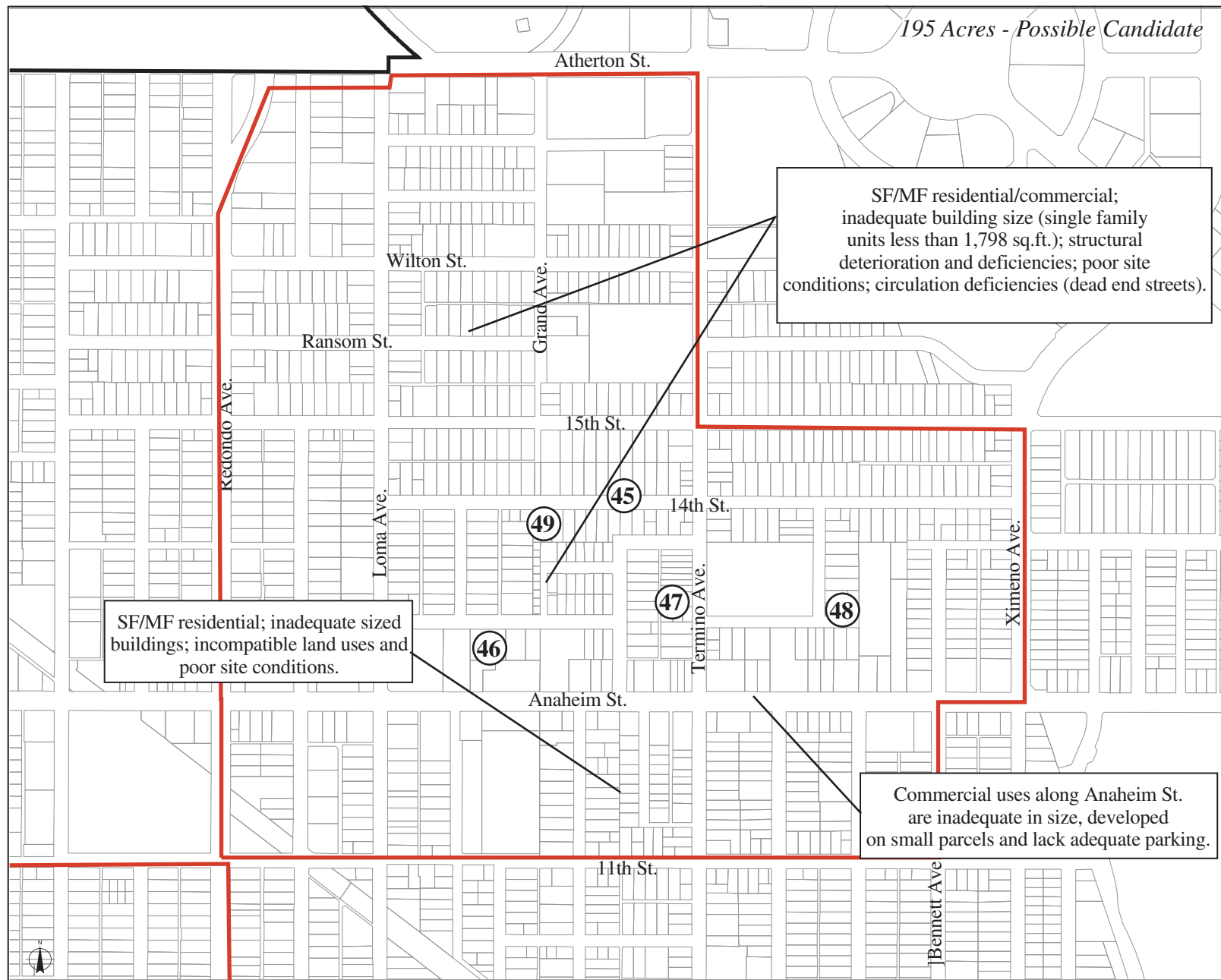


FIGURE 17

Area No. 10 - 4th Street/10th Street

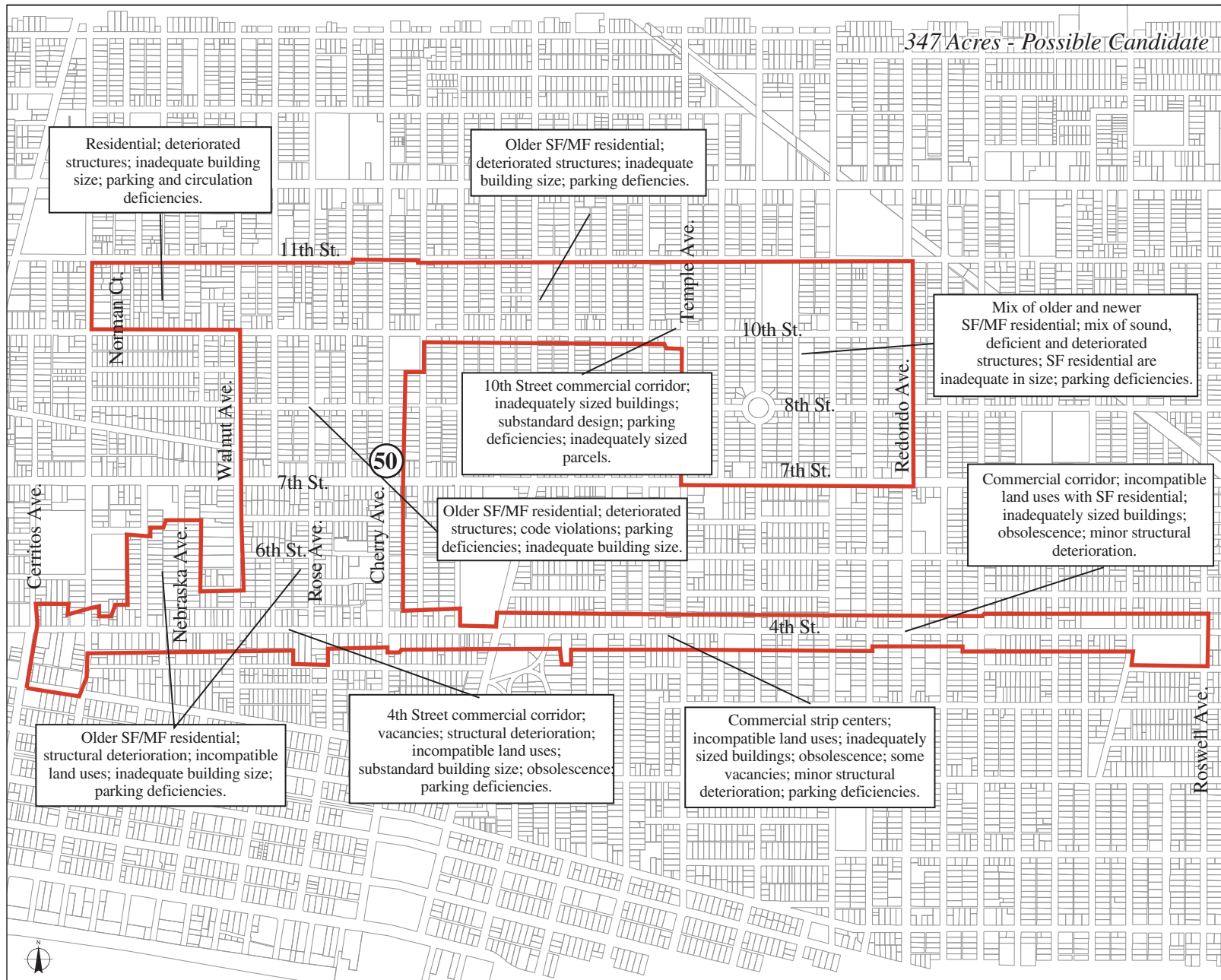
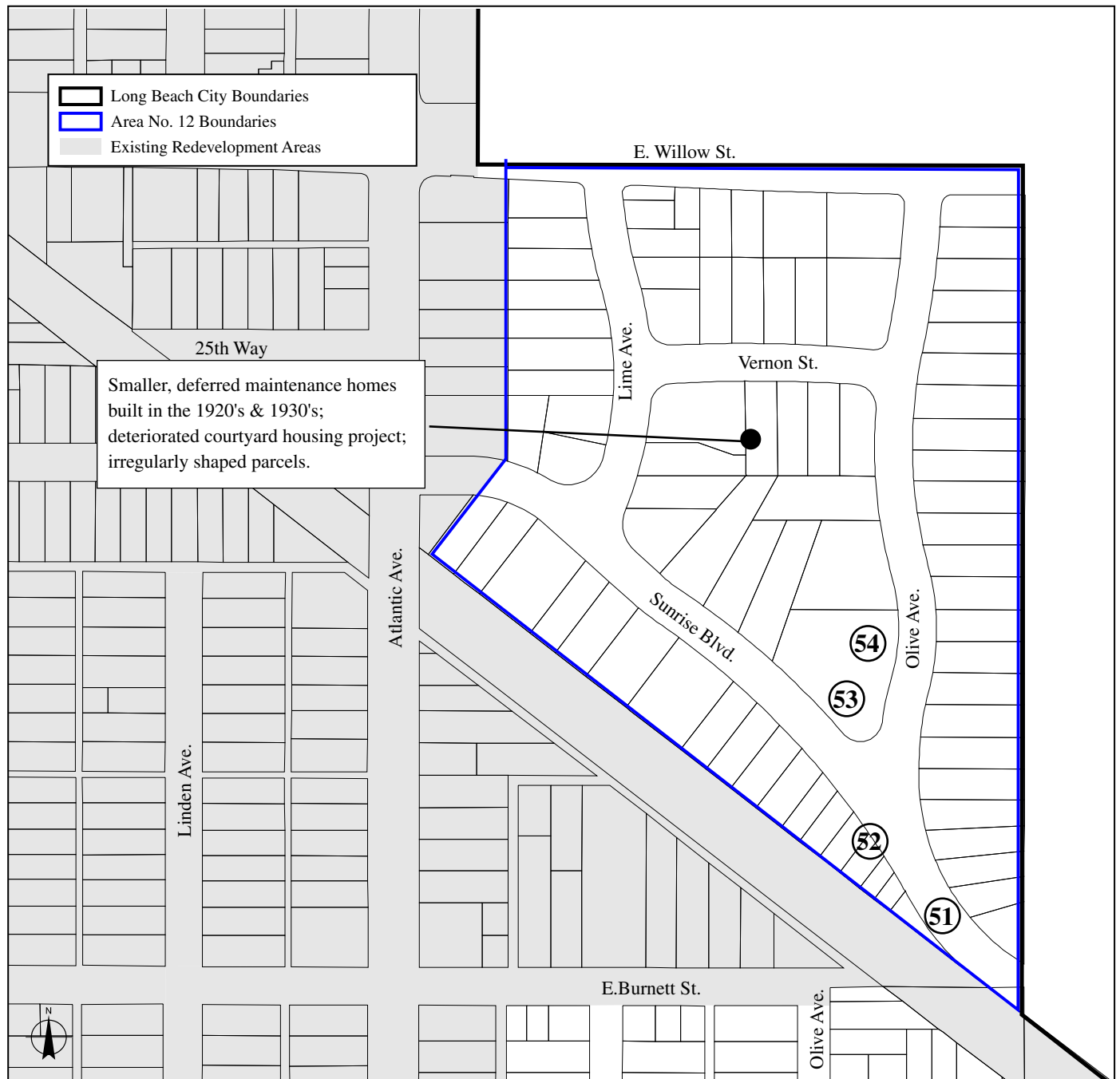


FIGURE 18
Possible Area (No. 12)



Prepared by: Keyser Marston Associates, Inc.
Filename: Area12.ai; 01/16/02; cb

FIGURE 19
Possible Area (No. 13)

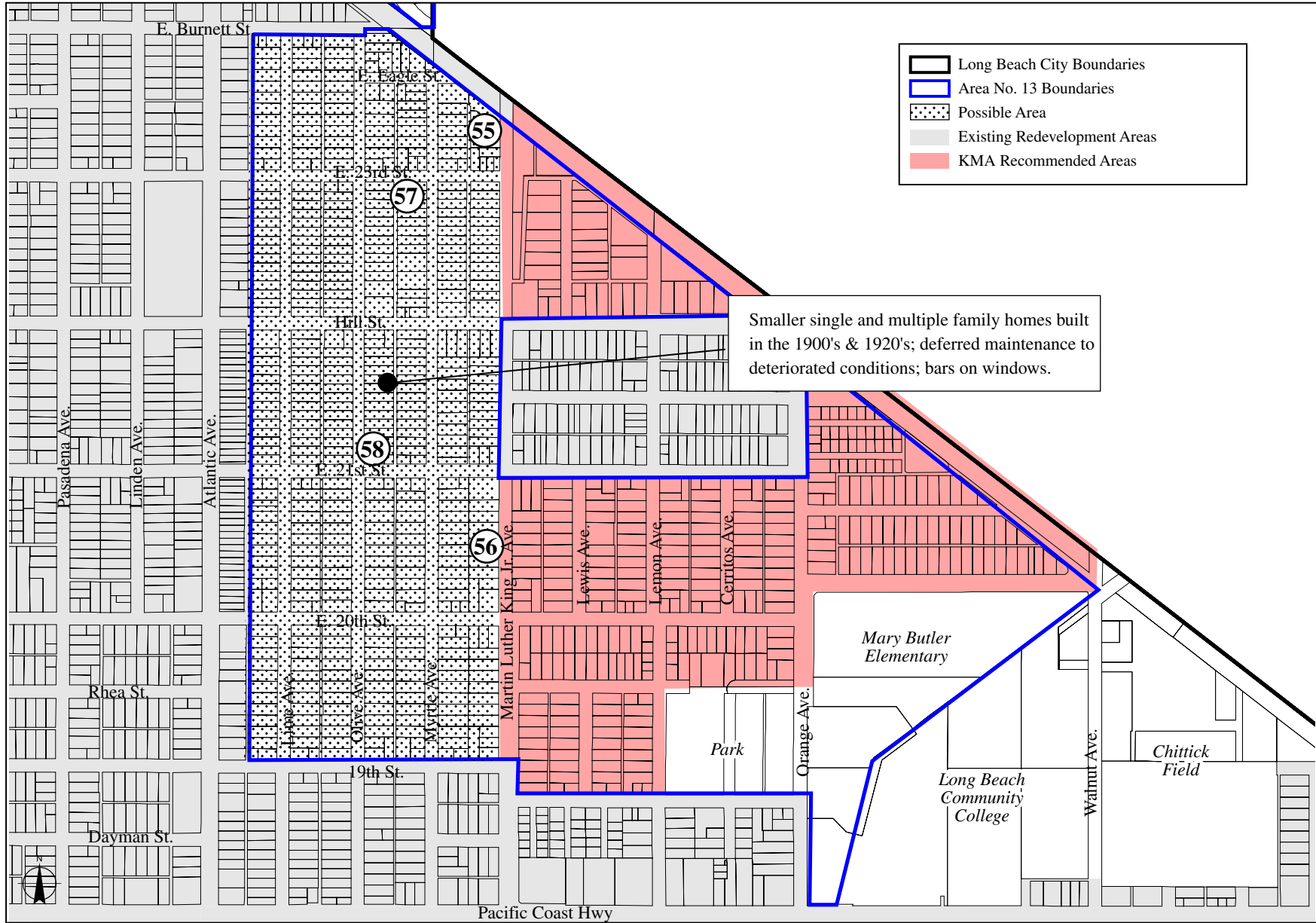


FIGURE 20
Possible Area (No. 35)

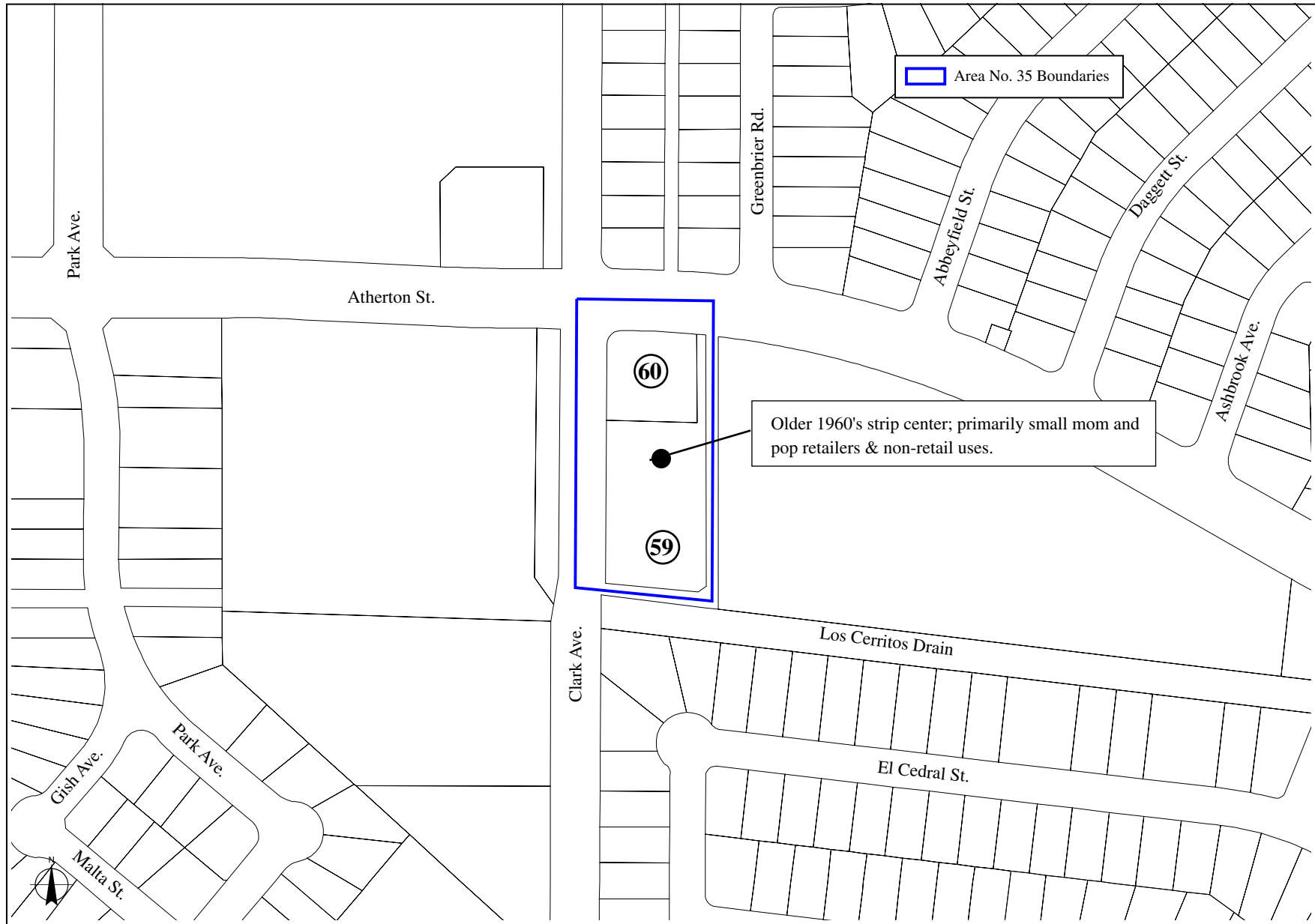


FIGURE 21
Possible Area (No. 37)

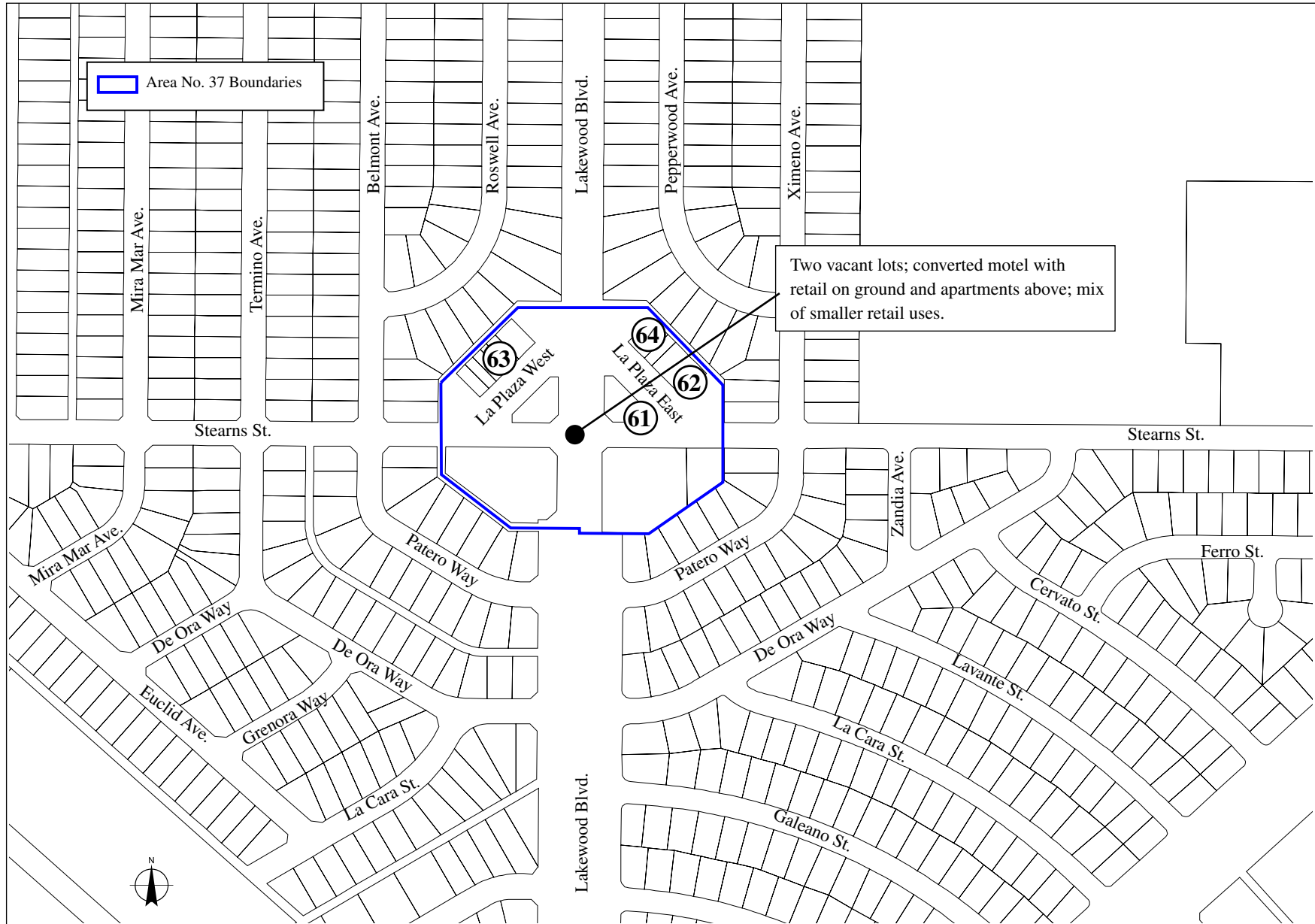


FIGURE 22
Possible Area (No. 46)

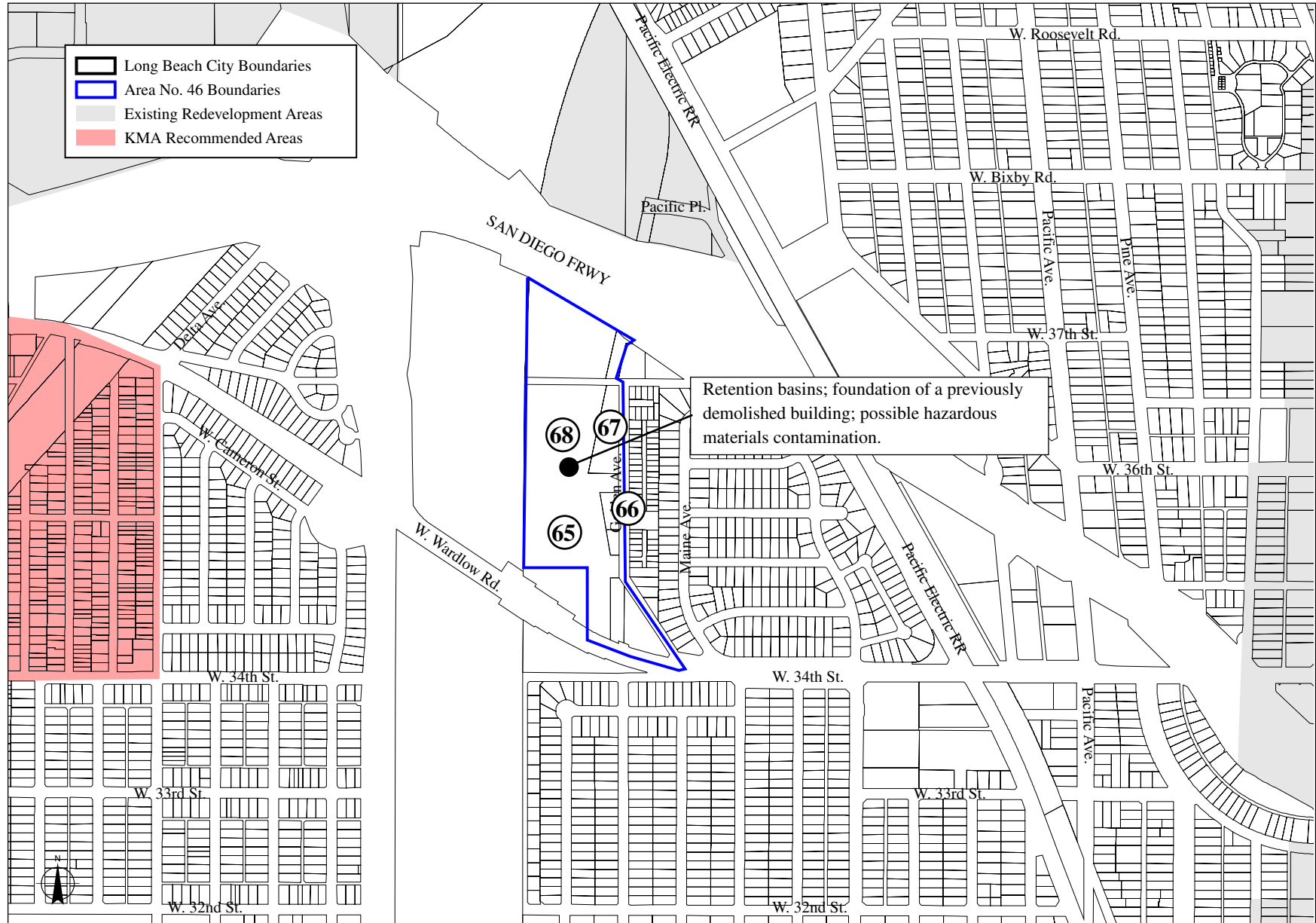
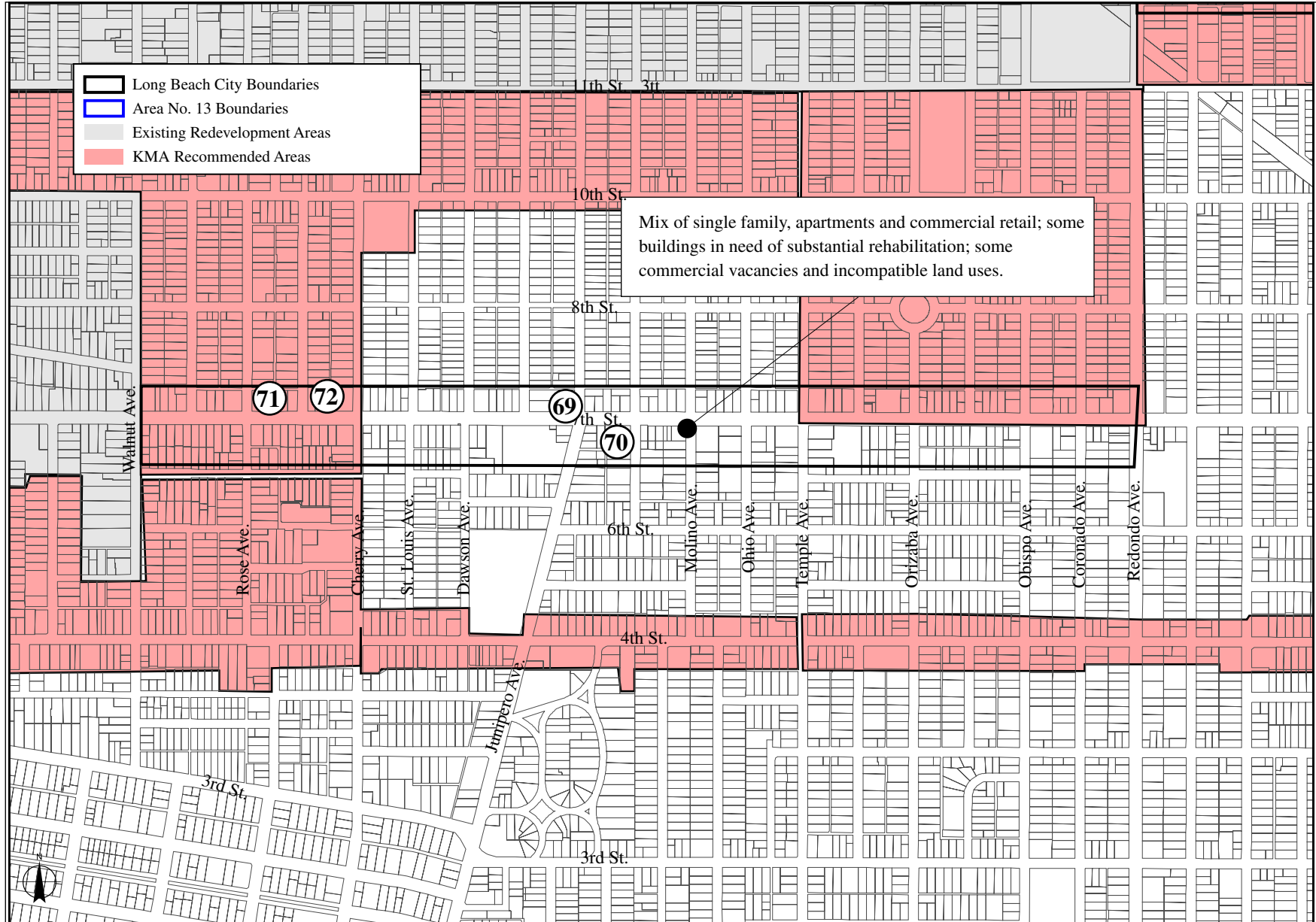


FIGURE 23
Possible Area (No. 54)



APPENDIX B

**PHOTOGRAPHIC EXAMPLES OF THE
BLIGHTING CONDITIONS**

(Strong and Possible Redevelopment Areas Only)

Area 1 - Santa Fe Avenue Corridor (Strong Candidate)



PLATE 1



PLATE 2



PLATE 3



PLATE 4



PLATE 5



PLATE 6



PLATE 7



PLATE 8



PLATE 9



PLATE 10



PLATE 11



PLATE 12



PLATE 13



PLATE 14



PLATE 15



PLATE 16



PLATE 17



PLATE 18



PLATE 19

Area 2 - Willow Street/20th Street (Strong Candidate)



PLATE 20



PLATE 21



PLATE 22



PLATE 23



PLATE 24



PLATE 25



PLATE 26



PLATE 27



PLATE 28

Area 3 - Community College (Strong Candidate)



PLATE 29



PLATE 30



PLATE 31



PLATE 32



PLATE 33



PLATE 34



PLATE 35

Area 4 - 15th Street (Strong Candidate)



PLATE 36



PLATE 37



PLATE 38



PLATE 39



PLATE 40

Area 5 - Boeing Plant (Possible Candidate)



PLATE 41

Area 6 - Cherry Avenue (Possible Candidate)



PLATE 42

Area 7 - San Gabriel River Channel (Possible Candidate)



PLATE 43

Area 8 - Redondo Avenue (Possible Candidate)



PLATE 44

Area 9 - Anaheim Street/15th Street (Possible Candidate)



PLATE 45



PLATE 46



PLATE 47



PLATE 48



PLATE 49

Area 9 - Anaheim Street/15th Street (Possible Candidate)



PLATE 50

Area 12 - Willow Street/Olive Avenue/Sunrise Blvd/Lime Ave (Possible Candidate)



PLATE 51



PLATE 52



PLATE 53



PLATE 54

Area 13 - Central (Possible Candidate)



PLATE 55



PLATE 56



PLATE 57



PLATE 58

Area 35 - Marco Plaza (Possible Candidate)



PLATE 59



PLATE 60

Area 37 - La Plaza (Possible Candidate)



PLATE 61



PLATE 62



PLATE 63



PLATE 64

Area 46 - Retention Basins (Possible Candidate)



PLATE 65



PLATE 66



PLATE 67



PLATE 68

Area 54 - 7th Street (Possible Candidate)



PLATE 69



PLATE 70



PLATE 71



PLATE 72